

# \$739,900 - 727 Lakeside Drive, Rural Vulcan County

MLS® #A2225420

**\$739,900**

2 Bedroom, 3.00 Bathroom, 1,202 sqft

Residential on 0.15 Acres

Little Bow, Rural Vulcan County, Alberta

Experience exceptional lake community living in this custom executive bungalow, perfectly located in the sought-after Little Bow Resort. Enjoy unbelievable indoor and outdoor spaces, including the only rooftop deck in the community, where you can enjoy panoramic lake views. The open-concept layout features a bright and inviting living area anchored by a gas fireplace. The chef-inspired kitchen includes a large island, quartz countertops, ceiling-height cabinetry, stainless steel appliances, and ample storage. The spacious primary bedroom offers a beautiful ensuite with a walk-in shower and dual sinks. Convenient main floor laundry adds to the ease of everyday living as well as a half bath and built in desk space. The fully finished basement adds over 1,100 sq. ft. of FLEXIBLE living space, featuring another bedroom, a full bath, a large recreation room, and two queen-sized Murphy beds—perfect for accommodating extra guests or easily tucked away to create more space for activities. In only a moment you can create another bedroom! This is an ideal setup for entertaining or hosting visitors. The oversized 23'2" Ã— 30'8" heated garage is a dream!! Featuring in-floor heating, drive-through doors, 220V wiring, and plenty of space for all your toys and tools. Outdoor living shines with not only the rooftop patio but also a main floor deck and a stunning backyard patio. Built with longevity and performance in mind, the home features an ICF foundation and Greenstone ICE Panel



constructionâ€”providing superior energy efficiency, durability, and acoustic insulation. Triple-pane windows and a sound-insulated roof with a lifetime warranty ensure lasting comfort and peace of mind. Additional upgrades include central air conditioning, a tankless hot water system, remote control blinds and a sump pump. Just steps from the beach and boat launch, and within close proximity to both Calgary and Lethbridge, this property is the perfect full-time residence or weekend escape.

Built in 2022

**Essential Information**

MLS® #	A2225420
Price	\$739,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,202
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	727 Lakeside Drive
Subdivision	Little Bow

City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0B2R0

### **Amenities**

Amenities	Beach Access, Boating, Recreation Facilities, RV/Boat Storage, Trash
Parking Spaces	5
Parking	220 Volt Wiring, Double Garage Attached, Drive Through, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Workshop in Garage
# of Garages	2

### **Interior**

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Courtyard, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Garden, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind
Roof	Asphalt, Flat Torch Membrane
Construction	Composite Siding, Concrete, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### **Additional Information**

Date Listed	June 2nd, 2025
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Days on Market	16
Zoning	R-1

**Listing Details**

Listing Office	Royal LePage Benchmark
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