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## 21, 32379 Range Road 55 Rural Mountain View County, Alberta

MLS # A2265688



Windows

\$298,900

Division: Coyote Creek Residential/Manufactured House Type: Style: Park Model Size: 544 sq.ft. Age: 2023 (2 yrs old) **Beds:** Baths: Garage: Golf Cart Garage, Off Street, Parking Pad Lot Size: 0.08 Acre Lot Feat: Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap

**Heating:** Water: **Public** Fireplace(s), Forced Air, Propane Floors: Sewer: Vinyl **Public Sewer** Roof: Condo Fee: \$ 1.750 Metal **Basement:** LLD: 20-32-5-W5 None P-PCR Exterior: Zoning: Cement Fiber Board, Vinyl Siding, Wood Frame Foundation: **Utilities:** Features: Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl

Inclusions: Fridge, Stove, Microwave Hood Fan, Built-In Dishwasher, All Window Coverings, 2 x TV, Surround Sound, Starlink & Shaw Satellite, Outdoor Fireplace, 10x12 Wired Shed, Golf Cart, Full Wrap Around Gemstone Outdoor Lighting & Central Air Conditioning.

Welcome to 21 Coyote Creek – a rare opportunity to own a 2024 luxury Park Model backing directly onto the 9th tee box in a four-season golf resort community. This fully furnished, turnkey 544 sq ft retreat sits on a private 0.08-acre lot & offers thoughtfully designed indoor-outdoor living with unmatched quality & efficiency. Step inside to discover soaring high ceilings, durable vinyl plank flooring, & an expansive open-concept living space flooded with natural light. The chef-inspired kitchen features black stainless steel appliances, ample cabinetry, a modern sink with black fixtures, & spacious dining options. Relax in the cozy living room by the gas fireplace with built-in TV & surround sound above, framed by rich wood tones & custom millwork. The spacious bedroom is a restful retreat with built-in cabinetry & warm accents. The spa-inspired bath includes a full-size shower, upgraded vanity, backlit mirror, & linen storage. Enjoy the seasons from your massive 11x15 enclosed composite deck or your 11x12 covered composite deck, ideal for entertaining or peaceful morning coffee. A concrete patio with wood-burning outdoor fireplace extends the living space with serene golf course views & towering evergreens. Built for year-round comfort & energy efficiency, this home boasts 2x6 construction, R30 heated floors, R40 insulated metal roof, a six-sided vapour-sealed barrier, & impressive performance of just over 1 ACH (air change/hour). The home is skirted with Trulock, fully insulated underneath, & situated on a full concrete pad. Additional features include: Washer & dryer hookups. Custom high-end blinds. Wrap-around Gemstone Lighting (app-controlled color changes). 10x12 wired shed/golf cart garage. Exterior combo of Hardiplank & vinyl siding. Central Air Conditioning. Starlink & Shaw satellite systems included. This is luxury park model

