

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

MLS # A2265688



**\$298,900**

<b>Division:</b>	Coyote Creek		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	544 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Golf Cart Garage, Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

<b>Heating:</b>	Fireplace(s), Forced Air, Propane	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 1,750
<b>Basement:</b>	None	<b>LLD:</b>	20-32-5-W5
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	P-PCR
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

**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 &ndash; 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

living at its finest &mdash; low maintenance, energy efficient, & directly on the golf course. Located just minutes from Sundre, where you'll find shopping, schools, an aquaplex, gym, arenas, public library, & the arts centre. Whether you're a passionate golfer, nature lover, looking for a weekend escape, or a full-time four-season residence, 21 Coyote Creek delivers it all. &ldquo;Home Is Where Your Story Begins!&rdquo;