

\$274,900 - 28, 32351 Range Road 55, Rural Mountain View County

MLS® #A2264384

\$274,900

1 Bedroom, 1.00 Bathroom, 586 sqft
Single Family on 0.09 Acres

Coyote Creek, Rural Mountain View County,
Alberta

Step into the best of golf course living at this impeccably maintained year-round Park Model home, nestled on a beautifully landscaped & oversized corner lot (0.09 acres) in the prestigious Coyote Creek Golf & RV Resort near Sundre. This one-bedroom, one-bathroom, 586 sq ft home is designed for comfort, function, & relaxation with year-round appeal. Inside, enjoy the open-concept layout flooded with natural light from large south-facing windows. The spacious kitchen boasts ample counter space, pantry storage, & room for an island ideal for entertaining or prepping meals after a day on the course. Vaulted ceilings & warm finishes complement the drywalled interior (no panels here!), & the home is fully insulated (R30 walls/R40 roof) for true four-season use. The bedroom features custom built-in cabinetry, while the 3-piece bathroom includes a stacking washer/dryer & a generous corner shower for everyday convenience. A new water pump (2024) supports a fully winterized cistern system with water trailer heater, ensuring functionality even in -40°C. Step outside & relax on the impressive 12' x 40' covered deck nearly doubling your living space! Included are a fire table, dining set, outdoor couch, & BBQ making this your go-to outdoor retreat. The property includes a full concrete pad, low-maintenance



landscaping, & extensive extras such as a 200-gallon cistern & 200-gallon water trailer (heated). A10x12 hardwired & finished golf garage/workshop. A 8x12 hardwired & finished storage shed with shelving & deep freeze. AND THE GOLF CART IS INCLUDED! 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, or simply looking to downsize or invest in a secondary residence – this home delivers an unmatched RV lifestyle opportunity with all the amenities of a full-time home. –Home Is Where Your Story Begins!–• (id:6289)

Built in 2010

Essential Information

Listing #	A2264384
Price	\$274,900
Bedrooms	1
Bathrooms	1.00
Square Footage	586
Acres	0.09
Year Built	2010
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	28, 32351 Range Road 55
Subdivision	Coyote Creek
City	Rural Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Amenities	Airport, Golf Course, Playground, Schools, Shopping, Clubhouse, Laundry Facility
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Features	PVC window, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Other, Parking Pad

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Freezer, Microwave Range Hood Combo, Window Coverings, Washer/Dryer Stack-Up
Heating	Propane Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Block

Listing Details

Listing Office	CIR Realty
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Listing information last updated on October 23rd, 2025 at 7:01pm PDT