

\$298,900 - 21, 32379 Range Road 55, Rural Mountain View County

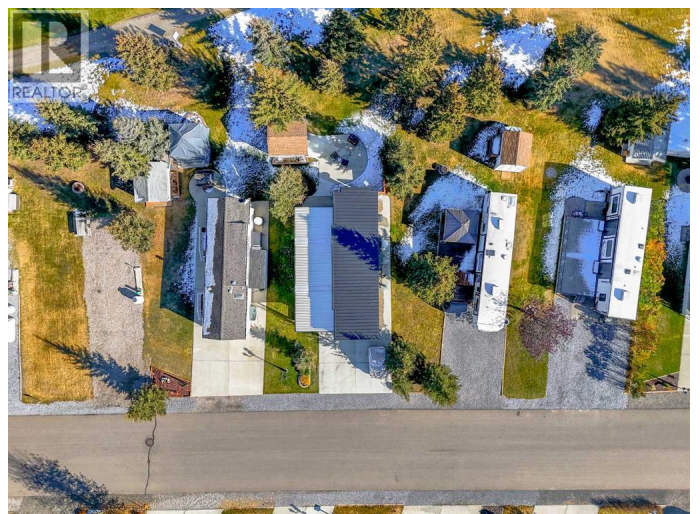
MLS® #A2265688

\$298,900

1 Bedroom, 1.00 Bathroom, 544 sqft
Single Family on 0.08 Acres

Coyote Creek, Rural Mountain View County,
Alberta

Welcome to 21 Coyote Creek â€” 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 – 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. “Home Is Where Your Story Begins!” (id:6289)

Built in 2023

Essential Information

Listing #	A2265688
Price	\$298,900
Bedrooms	1
Bathrooms	1.00
Square Footage	544
Acres	0.08
Year Built	2023
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	21, 32379 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
Features	PVC window, No neighbours behind, No Animal Home, No Smoking Home, Level
Parking Spaces	2
Parking	Other, Parking Pad
View	View

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave Range Hood Combo, Window Coverings
Heating	Propane Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Block

Listing Details

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