

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

| | |
|----------------|-----|
| Days on Market | 43 |
| Zoning | R-1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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