

# \$665,000 - 174068 Range Road 214, Rural Vulcan County

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MLS® #A2236047

**\$665,000**

3 Bedroom, 3.00 Bathroom, 966 sqft  
Residential on 5.36 Acres

Sunset Marks, Rural Vulcan County, Alberta

**\*Welcome to Your Ideal Recreational Getaway  
on Lake McGregor\*\***

Discover the perfect recreational property just over an hour from Calgary at Sunset Marks on Lake McGregor. This stunning lakefront home provides an exceptional setting to entertain friends and enjoy various activities both on and off the water. Whether you prefer paddleboarding, kayaking, kiteboarding, motorboating, or even ice fishing in the winter, this location has it all.

Set on just under 7 acres, the charming 1956 home boasts 960 square feet of living space, which was thoughtfully brought in and placed on a new concrete walkout foundation in 2004. The property features 3 comfortable bedrooms, 2.5 bathrooms, and a fully developed basement with an abundance of windows, allowing natural light to flood the space.

The main floor showcases huge windows that offer breathtaking views of the lake, complemented by a fully wraparound deck â€”perfect for enjoying those beautiful summer evenings. The home is equipped with two potable water tanks, each holding 1,250 gallons. Recent upgrades include a new air conditioning system installed in 2023, and the kitchen was modernized in 2009. The furnace



and hot water tank were also replaced when the house was placed on its foundation in 2004.

Additional features of this property include in-floor heating in the basement, a spacious 34 x 52 workshop with RV parking and propane heat, and 2 X 12' x 14' doors for easy access. A rainwater collection system is in place, providing 1,250 gallons of stored rainwater for watering the lawn.

An additional outbuilding with its own electricity, shower, and toilet is conveniently hooked up to the septic system, enhancing the property's functionality. The home runs on propane, with two tanks located on the property.

For water enthusiasts, there's a boat launch just down the road. The roof and siding were replaced in 2009, ensuring a well-maintained exterior. The closest town is Milo, which offers various amenities for your convenience.

Don't miss out on this unique opportunity to own a piece of paradise that combines relaxation, recreation, and the beauty of lakefront living.

Built in 1956

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2236047  |
| Price          | \$665,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 966       |
| Acres          | 5.36      |
| Year Built     | 1956      |

|          |                                  |
|----------|----------------------------------|
| Type     | Residential                      |
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, Bungalow |
| Status   | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 174068 Range Road 214 |
| Subdivision | Sunset Marks          |
| City        | Rural Vulcan County   |
| County      | Vulcan County         |
| Province    | Alberta               |
| Postal Code | T0L 1L0               |

### Amenities

|               |   |
|---------------|---|
| Parking       | Heated Garage, Insulated, Parking Pad, Gravel Driveway, Quad or More Detached, RV Access/Parking, RV Garage |
| # of Garages  | 3   |
| Is Waterfront | Yes   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s)   |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Window Coverings, Electric Cooktop |
| Heating           | In Floor, Propane  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, RV Hookup                                       |
| Lot Description   | Beach, Lake, No Neighbours Behind, Private, Views, Waterfront |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                        |
|----------------|------------------------|
| Date Listed    | July 3rd, 2025         |
| Days on Market | 73                     |
| Zoning         | Acreage with Residence |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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