

# \$117,900 - 135 Cormorant Crescent, Rural Vulcan County

---

MLS® #A2211806

**\$117,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.04 Acres

Lake McGregor Country Estates, Rural Vulcan County, Alberta

Welcome to Alberta's best kept secret the 52 km Lake McGregor!! This lake is conveniently just a short drive from Calgary and Lethbridge!!! An Estate gated community that provides year round living and a 13,000 sqft club house to live for!!! It has a games room, indoor & outdoor pool a hot tub and a sauna. As well as gym, laundry room, showers, arcade, private lounge and a large rec room. If you love spending time outside you can walk for hours on the endless paths, play tennis/pickleball, basketball, volleyball or baseball!!! Never a dull moment in this wonderful community as they have events all summer long. Your family and friends can rent lots and join in the fun!! There is also a private boat launch, marina and a year round storage yard. Enjoy the sandy beach that comes complete with picnic tables. This lot is located right beside the walking path making getting to the club house super easy. The 13'x28' brand new composite deck featuring glass railing and aluminum deck cover makes this a true oasis for your enjoyment.



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2211806  |
| Price     | \$117,900 |
| Bathrooms | 0.00      |

|          |              |
|----------|--------------|
| Acres    | 0.04         |
| Type     | Land         |
| Sub-Type | Recreational |
| Status   | Active       |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 135 Cormorant Crescent        |
| Subdivision | Lake McGregor Country Estates |
| City        | Rural Vulcan County           |
| County      | Vulcan County                 |
| Province    | Alberta                       |
| Postal Code | T0L1G0                        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Beach Access, Boating, Coin Laundry, Fitness Center, Indoor Pool, Outdoor Pool, Park, Parking, Picnic Area, Playground, Visitor Parking |
|-----------|---|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 64               |
| Zoning         | RR               |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.