

**IMMEDIATE POSSESSION: LAKESIDE CABIN RETREAT
LITTLE BOW RESORT – CLOSE TO CALGARY AND LETHBRIDGE**



A quick 1.5 hours from Calgary to a beautiful, deep, clean lake and community for year round recreation - swimming, fishing, boating, private marina with 2 boat launches, sandy beaches, ice fishing and snowmobiling. You can do all this and more without other resort's over-crowding at Little Bow Resort. This hidden treasure also offers a private campground for your guests, a gas facility to fill up your boat and free RV storage. The resort is fully serviced including a full-time caretaker, water treatment plant, sewage system, electrical power, natural gas, garbage/recycling and available high speed internet.

A fully furnished 4 bedroom walk-out bungalow with finished basement, vaulted ceilings, butcher block counters, gas fireplace, 3 kitchen appliances plus washer, dryer and freezer, 2 full bathrooms, gas hook-up for barbeque, large deck facing the lake, fire pit, and low maintenance vinyl siding. Lake view and situated on a large grassy area.

Other features:

- 4 bedrooms (3 down/1 up), 2 bathrooms (1 down/1 up)
- 1066 sq. feet (99 sq. meters) – 1920 sq. feet of living space and 50' x 100' lot
- Open concept living room, kitchen and dining room with vaulted pine ceiling and 2 skylights
- White Euro style cabinetry in kitchen with beech butcher block counters and breakfast bar with stools, double sinks and garburator
- Fully developed walkout basement with laundry/utility room
- Carpet and laminate throughout
- Natural gas furnace
- Lots of storage including an attached shed (8' x 24')
- Deck is preserved wood with glass railing, natural gas BBQ and stairs down to lawn

\$305,000

428 Sunset Drive, Little Bow Resort
Contact: Cheryl (403) 619-1232 cell

<http://www.kijiji.ca/v-house-for-sale/calgary/immediate-position-lakeside-cabin-retreat/1265684023?src=topAdSearch&enableSearchNavigationFlag=true>

