

Address	:658 LAKESIDE DRIVE	Price	:\$479,900.00
District	:Rural Vulcan County	Downpay	:\$479,900.00
Condo Name	:LITTLE BOW RESORT	Taxes	:\$3051.72 (2017)
Salesperson	:JANET L. MERICLE	Show thru	:Lister/Lockbox
Cell phone	:403-660-4137 Office Phone:403-254-4445	Condo Fee	:\$1450.00 / year
Lot	:50' x 101' with sunny southwest backyard	Fee Includes	: water (50m3), sewer ,insurance, reserve fund, on-site caretaker, road snow removal, lawn care in common areas and professional management
# of Rooms	:9/ 4 (bdrms) Style :Bungalow	Possession	:30 Days or negotiable
Landscaped	:Yes- Mature Ext Finish :Comp. Siding		
Fenced	:No Flooring :Hrwd, Crpt, Lino		
Age	:Built 1998 Size of home :1080 sq. ft.		
Fireplace	:W/B w/gas Heating :Furnace		
Living Room	:13'4"x14'0" Dining Room :9'0"x12'0"		
Kitchen	:10'0"x12'0" Family Room :13'10"x22'0"		
Laundry	:Lower Utility Room including washer and dryer		
Bedrooms	:13'4"x14'0", 9'0"x11'0" (on main floor) :13'4"x14'0", 9'2"x11'0" (on the lower level)		
Bathrooms	:4 piece main and 3 piece lower		
Basement	Professionally developed lower level by the builder featuring a large family/games room, two large bedrooms, three piece bath and laundry/utility/storage room.		
Parking	22' x 23'6" double insulated and dry walled attached garage plus exterior parking for 5 additional vehicles.		
Included	Fridge, Stove, Dishwasher, Hoodfan,Washer, Dryer, Garage door opener & 2 controls & exterior entry pad, Central air conditioning, Vacuum System with attachments and all light fixtures including ceiling fans.		
Remarks	Wow! A stunning custom built bungalow backing onto the lake! Year round lake properties like this don't come up very often and only 1.5 hours from Calgary! Little Bow Resort offers private dock, swimming, great fishing, boating, water skiing, ice fishing and skating. Traverse Reservoir is a deep, clean lake with sandy beaches all in its own unique micro-climate. This open concept home features central A.C., pine vaulted ceilings, hardwood floors in the living, dining room and kitchen. Solid pine doors on closets and interior doors. Four large bedrooms and two full baths. Inviting stone, wood burning fireplace, dining area with French door to southwest deck, patio and the beach! Large gourmet kitchen with two sinks and angled island with raised eating bar. Two large main floor bedrooms plus an access door from the master bedroom to the main bath. Professionally developed lower level with large family/games areas, two bedrooms, 3 piece bath and laundry/utility room. Double attached, insulated garage and additional parking for 5 cars. An outstanding year round home only 100 yards to the sandy beach and on a 50'x101' lot!		
Owner	Kilbach		

Presented by

JANET L. MERICLE
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