

\$274,900 - 28, 32351 Range Road 55, Rural Mountain View County

MLS® #A2264384

\$274,900

1 Bedroom, 1.00 Bathroom, 586 sqft
Residential on 0.09 Acres

Coyote Creek, Rural Mountain View County,
Alberta

Step into the best of golf course living at this impeccably maintained year-round Park Model home, nestled on a beautifully landscaped & oversized corner lot (0.09 acres) in the prestigious Coyote Creek Golf & RV Resort near Sundre. This one-bedroom, one-bathroom, 586 sq ft home is designed for comfort, function, & relaxation with year-round appeal. Inside, enjoy the open-concept layout flooded with natural light from large south-facing windows. The spacious kitchen boasts ample counter space, pantry storage, & room for an island ideal for entertaining or prepping meals after a day on the course. Vaulted ceilings & warm finishes complement the drywalled interior (no panels here!), & the home is fully insulated (R30 walls/R40 roof) for true four-season use. The bedroom features custom built-in cabinetry, while the 3-piece bathroom includes a stacking washer/dryer & a generous corner shower for everyday convenience. A new water pump (2024) supports a fully winterized cistern system with water trailer heater, ensuring functionality even in -40°C. Step outside & relax on the impressive 12' x 40' covered deck nearly doubling your living space! Included are a fire table, dining set, outdoor couch, & BBQ making this your go-to outdoor retreat. The property includes a full concrete pad, low-maintenance



landscaping, & extensive extras such as a 200-gallon cistern & 200-gallon water trailer (heated). A10x12 hardwired & finished golf garage/workshop. A 8x12 hardwired & finished storage shed with shelving & deep freeze.

AND THE GOLF CART IS INCLUDED!

Located just minutes from Sundre, where you'll find shopping, schools, an Aquaplex, gym, arenas, public library, & the Arts Centre.

Whether you're a passionate golfer, nature lover, or simply looking to downsize or invest in a secondary residence – this home delivers an unmatched RV lifestyle opportunity with all the amenities of a full-time home.

“Home Is Where Your Story Begins!”

Built in 2010

Essential Information

MLS® #	A2264384
Price	\$274,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	586
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Park Model
Status	Active

Community Information

Address	28, 32351 Range Road 55
Subdivision	Coyote Creek
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Amenities	Clubhouse, Coin Laundry, Golf Course, Laundry, Trash
Parking Spaces	2
Parking	Golf Cart Garage, Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Freezer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Propane, Marble
Basement	None

Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Corner Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Low Maintenance Landscape, On Golf Course, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	October 13th, 2025
Days on Market	24
Zoning	P-PCR

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.