

**446 Sunset Drive
Rural Vulcan County, Alberta****MLS # A2211313****\$64,000****Division:** Little Bow Resort**Lot Size:** 0.15 Acre**Lot Feat:** -**By Town:** Lomond**LLD:** 24-15-21-W4**Zoning:** Grouped Reservoir Res**Water:** Private**Sewer:** -**Utilities:** -

Introducing a prime cottage lot for sale at Little Bow Resort, nestled in Southern Alberta's picturesque landscape. This corner lot boasts essential services up to the property line and offers a serene backdrop of mature trees and adjacent green space. Situated within the Little Bow Resort bare land condominium, this property provides a unique opportunity to build your dream cottage retreat. Little Bow Resort is well-established and ideally located just east of Little Bow Provincial Park, approximately 1.5 hours south of Calgary and 1 hour north of Lethbridge in Vulcan County. The area's highlight, Travers Reservoir, offers a clean prairie lake experience, with depths reaching 130 feet near the dam, spanning 17 kilometers in length and 10 kilometers in width. Its proximity, just 30 minutes north of Lethbridge, makes it easily accessible from Canada's fifth sunniest city, renowned for its dry, sunny climate. The resort provides exclusive access to private beaches, a small dock, and a marina along the shoreline. The area enjoys notably warmer and sunnier conditions than Calgary, making it an ideal year-round destination. Experience a four-season playground offering activities ranging from winter sports like ice fishing, cross-country skiing, and skating to summer delights such as swimming, boating, water skiing, fishing, and kayaking. Whether you seek adventure or relaxation under the sun, this Little Bow Resort cottage lot promises an idyllic retreat for creating lasting memories.