$5,500,000 - 32351 Range Road 55, Rural Mountain View County

MLS® #A2164124

$5,500,000
0 Bedroom, 0.00 Bathroom,
Commercial on 277.06 Acres

Coyote Creek, Rural Mountain View County, Alberta

Welcome to Coyote Creek Golf and RV Resort, located in the shadows of the Canadian Rockies along the Red Deer River, and a short drive West of Sundre, Alberta. The course offers a unique blend of a fully irrigated 18-hole Championship Golf Course designed by Browning Horrocks and an RV resort as an attraction to the area. The course is designed to appeal to golfers of all skill sets with a Rating/Slope of 121/71.1 from the tips at a total of 6,662 yards and 122/69 at the forward tees with a yardage of 5,858. The hazards are the natural ponds and creek on the property as well as the mature trees and sand bunkers. The property features a driving range with a golf ball dispenser, a chipping practice area, and a putting green to offer golfers a chance to warm up, and the campers a place to spend a few extra hours working on their game. For guest experience, there is a large clubhouse with a wide selection of clothing, clubs, and golf accessories. The Coyote Den Grill, which opened in 2015, is a fully licensed restaurant with an array of meal choices. The dining room and patio are situated on a large pond stocked with rainbow trout. The Den is open to the public to enjoy. Last is a large banquet facility to host up to 150 guests for corporate events, weddings, reunions, and more. The RV Resort has space for 30 landscaped back-in sites and 10 spacious drive-through spots. Each site has

access to 50-30-15 amp power and full-service hookups. They also feature picnic tables and a fire pit. Guests also have access to shower and laundry facilities for those wanting a longer stay. To help support the course, the clubhouse, and the facilities, there are over 300 privately owned RV lots on the property. For future growth, the current owners have a plan that could include another 180 campsites and seasonal campsite rentals, a challenging 9-hole par-3 course, and a large pond stocked with the intention of campers being able to stay and golf and fish! All of this allows for additional support for the facilities in the resort.

Built in 2005

Essential Information

MLS® #	A2164124
Price	$5,500,000
Bathrooms	0.00
Acres	277.06
Year Built	2005
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	32351 Range Road 55
Subdivision	Coyote Creek
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M0X0

Amenities

Utilities	Electricity Connected, Electricity Paid For, Natural Gas Connected, Garbage Collection, High Speed Internet Available, Phone Connected, Satellite Internet Available
Parking Spaces	144

Interior

Heating	Central, Make-up Air, Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	Backs on to Park/Green Space, Brush, Landscaped, Seasonal Water, Level, Many Trees, Underground Sprinklers, Near Golf Course, Yard Lights, See Remarks
Construction	Metal Siding, Mixed, Vinyl Siding, Wood Frame

Additional Information

Date Listed	September 9th, 2024
Days on Market	395
Zoning	P-PC

Listing Details

Listing Office	CIR Realty

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