



GRASSROOTS
REALTY GROUP

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193003 RR 261
Rural Vulcan County, Alberta

MLS # A2224436



\$899,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,643 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	2.99 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Other, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	19-19-25-W4
Exterior:	Vinyl Siding	Zoning:	Confirm with county
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Your Own Private Retreat & Acreage Living Just 20 Minutes from High River This beautifully maintained 3-acre, fully fenced property offers the perfect blend of comfort, space, and flexibility for your lifestyle ideal for families, hobbyists, pet lovers, and remote workers alike. Step inside the spacious 1,640 sq ft custom-built bungalow with over 3,000 sq ft of total living space, designed with 9-foot ceilings, laminate floors, and an open-concept layout that's filled with natural light. The main floor features two generous bedrooms, each with its own ensuite including a primary suite complete with double vanity and walk-in closet. The kitchen is bright and functional, with quartz counters, a skylight, large pantry, and plenty of cupboard space. It flows effortlessly into the dining and living areas, perfect for entertaining and everyday living. Need a workspace? You'll love the sun-filled main floor office with two windows and peaceful views. Plus, with high-speed internet available, working from home has never been easier. Enjoy three beautiful seasons in the spacious sunroom, or head downstairs to the fully developed basement; featuring a summer kitchen, large laundry room, massive bedroom with walk-in closet, and an abundance of additional living space. There's also plenty of room to add a 4th bedroom. Want main floor laundry? It can be added with ease, there's space and plumbing ready to accommodate it. The oversized, heated triple attached garage is a standout feature! Offering tons of room for vehicles (including trucks), storage, or even a workshop. And if that's not enough, the property has plenty of space to build a separate shop to suit your needs with easy access through the auxiliary gate at the SW side of the property. The land is thoughtfully landscaped with trees, shrubs, and raised garden beds protected by deer

fencing—it's a dream setup for gardeners and outdoor enthusiasts. The recycled asphalt driveway adds convenience and durability, while the fully fenced perimeter with mesh ensures your pets stay safe and secure. Recent upgrades and additional features include; Septic pumped (June 2025), New 50-gallon hot water tank (Nov 2024), Lorex security, Google Nest thermostat, Spray foam insulation, including basement frost wall, 3.5 bathrooms in total, Endless options for customization and future growth! Amazon even delivers here! Don't miss this opportunity to enjoy the acreage lifestyle with the convenience of town nearby. Schedule your private showing today and picture yourself calling this exceptional property home.