



**GRASSROOTS**  
REALTY GROUP

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**419 Meadowlark Way  
Vulcan, Alberta**

**MLS # A2228029**



**\$360,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	953 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 125
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Dishwasher, Refrigerator, Stove, Over the range microwave, Washer and Dryer

Razorbacks Construction has been proudly serving Southern Alberta with exterior finishes, renovations, and new construction for nearly 25 years, primarily through word-of-mouth referrals. As participants in the Travelers New Home Warranty Program, they understand the need for modern, energy-efficient, low-maintenance living in the community of Vulcan. These new homes feature an open floor plan with vaulted ceilings, a single-car garage, a rear deck, and a fully landscaped yard. Beautiful vinyl plank flooring adorns the main floor, complementing light-colored cabinets and white quartz countertops. A stainless steel appliance package, along with a washer and dryer, is included in the purchase. For those seeking additional space, there is an option to finish the basement for an extra \$38,000, which would include two bedrooms, a bathroom, and a living area. Other upgrades such as air conditioning (\$5,000) and a tile shower (\$7,500) are also available. The anticipated completion date for these homes is approximately the end of October. A Condo fee of \$125 covers snow removal and lawn maintenance for your home, ensuring your outdoor spaces are well cared for. If you desire the affordability and comfort of living in the charming community of Vulcan, you'll enjoy the amenities it offers, including an 18-hole golf course, a newly renovated hospital, and a variety of restaurants and shopping options. Located just over an hour from Calgary and Lethbridge, you will find that these major cities are easily accessible. Vulcan is a welcoming community that you would love to be part of! Don't miss your chance to make one of these beautiful new homes your own!