



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**222 Aspen Place
Vulcan, Alberta**

MLS # A2232384



\$487,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,902 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1
Utilities:	-

Inclusions: garden shed

Bright, cheerful, and full of charm—this well-maintained two-storey home offers the perfect blend of peaceful country atmosphere with the convenience of town living. Located in a quiet cul-de-sac in the Town of Vulcan, this property features a large, landscaped lot with plenty of room to relax, garden, and entertain. The main floor welcomes you with a spacious and airy layout, vaulted ceilings, and an abundance of natural light. Enjoy family time in the well-designed kitchen with a cozy breakfast nook and adjacent family room, complete with a natural gas fireplace (not used in several years). A separate dining room, a large living room with a wood-burning fireplace, main floor laundry, and a convenient two-piece bathroom complete the main level. Upstairs, you’ll find two comfortable bedrooms, a storage area, and a beautifully remodeled (2024) four-piece bathroom. The primary bedroom features a generous five-piece ensuite for your own private retreat. The basement is mostly developed and offers even more space to spread out, with additional bedrooms, a large recreation room with a standalone gas fireplace, a three-piece bathroom, and multiple storage and utility areas. This home also features an attached double-car garage, asphalt shingles that were replaced approximately four years ago, a 40-gallon hot water tank, and low-flow toilets. The backyard includes a vegetable garden area and offers plenty of privacy for summer BBQs. A central vacuum system is included in “as is” condition, and the garden tractor and tools are negotiable. Whether you’re looking for room to grow, a quiet setting, or simply a place to call home, this inviting property checks all the boxes.