



GRASSROOTS
REALTY GROUP

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255059 Township Road 175
Rural Vulcan County, Alberta

MLS # A2236188



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,074 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Driveway, Gravel Driveway, Parking Pad		
Lot Size:	20.50 Acres		
Lot Feat:	Farm, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind, Se		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	30-17-25-W4
Exterior:	Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: None

Looking for the perfect acreage to accommodate your family, hobbies, and horses? This 20.5-acre property has it all! The charming 1,074 sq ft bungalow was moved onto a new foundation less than 20 years ago and offers comfortable living with plenty of potential. The main floor includes a spacious living room, kitchen, dining area with french doors, a 4-piece bathroom, a primary bedroom, and a second bedroom. The basement is unfinished, providing excellent storage and the opportunity to customize the space to suit your needs. Equestrian enthusiasts will appreciate the newer-built 33'x31' barn, insulated (R20) tack shed, multiple pens, and an outdoor riding arena. This property is well set up for a rural lifestyle with plenty of space to grow! Enjoy the peace of rural living with convenient access to nearby towns — just minutes from Vulcan and a short drive to both High River and Nanton. Please note: the mobile home currently on the property is not included in the sale, but the site is serviced with existing hookups for water, septic, power, and natural gas — making it ready for another mobile if desired.