



GRASSROOTS
REALTY GROUP

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

**218 Allan Crescent SE
Vulcan, Alberta**

MLS # A2239891



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,600 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Irregular Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cedar, Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this STUNNING, FULLY UPDATED home nestled in the cozy community of Vulcan! Enjoy the perfect location backing onto GREEN SPACE, offering a serene COUNTRYSIDE feeling right at your doorstep. As you enter, you are greeted by impressive VAULTED CEILINGS that adds to the home's spacious and inviting atmosphere. The warm and inviting OPEN-CONCEPT living space also features a gas fireplace & perfect for relaxing evenings. The separate, expansive kitchen is a CHEF'S KITCHEN, featuring a large island with quartz countertops, stainless steel appliances, and a stylish anthracite kitchen sink. Ample counter and cupboard space cater to all your culinary needs. The adjacent dining area is ideal for gatherings of any size. The main floor boasts an UPDATED LAUNDRY SPACE, three generously sized bedrooms, and BEAUTIFULLY UPDATED BATHROOMS. Recent upgrades include a new dishwasher, washer, and dryer (2023), as well as a new furnace and hot water tank. The exterior is finished with durable HARDIE BOARD, perfect for withstanding Alberta's unpredictable weather. The possibilities are endless in the massive basement, featuring IMPRESSIVE 12 FOOT CEILINGS, awaiting your creative touch to design the perfect custom space for your family. Don't miss the opportunity to own this exceptional home with a perfect location and VALUE!