



GRASSROOTS
REALTY GROUP

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**1007 Whispering Greens Court
Vulcan, Alberta**

MLS # A2246476



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,278 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Front Drive, Garage Faces Front, Heated Garage, Insulated, Triple		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, On Golf Course, Pie Shaped Lo		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Imagine life backing onto the 18th hole with a pond view, a view of the prairie fields and the mountains with a TRIPLE GARAGE for the Golf Cart or extra vehicle parking or storage! This well maintained charming bungalow has it all including a stucco exterior, air conditioning, and heated floors in the fully finished basement! Retire or slow down your pace of life to the wonderful community of Vulcan, with a hospital, close to shopping, schools and so many things to get involved with year round. This home has a generously sized primary on the main floor with a fully accessible 3 piece ensuite and large walk-in closet. A large chef kitchen with a breakfast bar and dining room looking out at the western facing patio! The patio is equipped with a gas line for the BBQ and a large space to enjoy the outdoors with your own outside oasis! A cozy living room with a gas fireplace and a large gathering area to relax and slow down with a glass of wine after a day on the Greens! The laundry room is also on the main floor as well as a bright secondary bedroom. Downstairs is fully finished with in floor heat, a large recreation room, a wet bar as well a bedroom, and a 4 piece bathroom! There is tons of space for storage downstairs as well as a hobby room! Vacuflo is throughout the main floor and basement and even in the garage! Come see this beautiful home today backing onto the Greens today in Whispering Creek Vulcan!