



GRASSROOTS
REALTY GROUP

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**320 Whispering Way
Vulcan, Alberta**

MLS # A2249078

\$389,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,141 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 120
Basement:	None	LLD:	32-16-24-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Slab	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions: Patio furniture and deck box, hall tree, kitchen table and four chairs, portable A/C unit

Welcome to Whispering Creek in Vulcan, an exclusive 55+ adult community! Enjoy low-maintenance living with condo fees of just \$120/month, covering lawn care and snow removal. This brand new, stair-free bungalow with no stairs was built in 2023 and offers modern comfort with luxury vinyl plank flooring throughout for easy upkeep. The bright front bedroom makes an ideal home office, den, or guest room. The open-concept kitchen features plenty of crisp white cabinetry and flows seamlessly into the living area, creating a perfect space for entertaining. Step out to the south-facing concrete patio—ideal for morning coffee or evening BBQs. The spacious primary bedroom includes a large walk-in closet with built-in organizers and a private 3-piece ensuite with shower. A second full bathroom ensures convenience for guests. The utility room provides additional storage and in-suite laundry. This home comes complete with five major appliances, microwave hood fan, roller blinds, patio furniture and deck box, hall tree, kitchen table with four chairs, and a portable air conditioning unit—everything you need to settle right in. Located just over one hour from Calgary and one hour from Lethbridge, the Town of Vulcan offers a hospital, golf course, shopping, and medical services, so you’ll have everything you need close to home.