



GRASSROOTS
REALTY GROUP

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

**111 Allen Rise
Vulcan, Alberta**

MLS # A2259914



\$489,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,390 sq.ft.	Age:	1993 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Parking P		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RESIDENTIAL R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	Shed		

Discover this stylishly renovated front-drive bungalow in the welcoming community of Vulcan. This home offers five bedrooms and three full bathrooms, is fully finished, and ready for you to move in and enjoy. Its stucco exterior and covered front porch, set on a mature, tree-lined street, provide exceptional curb appeal. Step inside to beautifully updated spaces featuring vinyl flooring throughout the living areas, fresh paint and trim, and well-designed living spaces. The front room offers both formal dining and living, leading into an upgraded kitchen with quartz countertops and stainless steel appliances. From the kitchen, enter the sunroom overlooking a spacious backyard perfect for relaxing or entertaining family and friends. On the main floor, find two generous secondary bedrooms, convenient laundry with garage access, an updated four-piece bath, and a primary suite with walk-in closet plus a stunning three-piece ensuite. Comfort is ensured year-round by newer furnace and air conditioning systems. The fully finished basement features a large recreation room with a gas fireplace and bar area, two additional bedrooms, a modern three-piece bathroom, and ample storage space. Vulcan is located midway between Calgary and Lethbridge on Highway 23 a vibrant Southern Alberta Community. The town has embraced its shared name with the iconic Star Trek planet, there are lots of Star Trek themed attractions to check out. Check out the shops, furniture store, grocery, restaurants, parks, schools, hospital, recreation facilities and the community events. Schedule a private showing with your favourite agent today.