



GRASSROOTS
REALTY GROUP

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**113 Whispering Way
Vulcan, Alberta**

MLS # A2261956



\$400,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	930 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pond		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: \$ 120

LLD: -

Zoning: R-1

Utilities: -

Inclusions: NA

Welcome to the Exclusive 55+ Whispering Creek villas in Vulcan. This villa has three bedrooms in total. Two on the main floor, primary has a new triple pane window, and another large one in the basement. The open main floor has vaulted ceilings, a beautiful sky light to allow natural light in all day, main floor laundry with a newer washer and dryer(2023), large kitchen with newer appliances (2023) including a convection oven, large family room with cozy fireplace, new triple pane picture window, new back door and bathroom with a walk in shower. The basement has been started for you with large games room, bathroom and bedroom for your guests. All you need is some carpet of your choice to finish it off. All the vinyl plank on the main floor was professionally installed in 2023. The owners also added air conditioning for comfort all summer long. This villa has a little creek behind with sitting benches or you can walk over to the gorgeous golf course for a round. The town of Vulcan offers all you need with schools, hospital, rec centre, outdoor pool and lots local events. The board at Whispering Creek also has lots of events in the clubhouse house across from this villa. You can also store your RV/boat in the storage area which is included in your low condo fee! Come see what true small town living is all about!