



GRASSROOTS
REALTY GROUP

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**123 Whispering Way
Vulcan, Alberta**

MLS # A2274101



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,976 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Pie Shaped Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 140
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		
Inclusions:	Garage Heater, freezer and fridge in the garage as well as the fridge in the basement, Telus security system		

Exceptional luxury 55+ villa that blends elegant design with the ease of low-maintenance living. Thoughtfully crafted and impeccably maintained, this sprawling home offers nearly 2,000 sq.ft. on the main level plus a beautifully developed lower level—perfect for those who want the convenience of condo living without sacrificing space, comfort, or style. Step through the grand front foyer and instantly feel the openness created by vaulted ceilings, a spacious front hall with closet, and an inviting flow into the formal dining area. The heart of the home is the impressive kitchen, featuring a raised eating bar, corner pantry, abundant shaker cabinetry, and newer stainless-steel dishwasher and stove—ideal for entertaining or daily enjoyment. Adjacent to the kitchen, the cozy breakfast nook overlooks the beautifully landscaped backyard and shares a charming double-sided gas fireplace with the formal living room. Enjoy serene views with no neighbours behind, mature trees, shrubs, and a newly refinished deck—enjoy your private outdoor retreat. The main-floor primary suite is a true sanctuary, offering a 5-piece spa-inspired ensuite, complete with deep soaking tub, dual vanities, fully enclosed shower with built-in seat, and a generous walk-in closet with custom built-ins. A dedicated office/den, convenient main-floor laundry, and a 2-piece powder room off the garage entry complete this level. The oversized heated garage is a dream—finished, equipped with a natural-gas heater, and includes a fridge, freezer, that stay with the home. Downstairs, a dramatic curved staircase leads to a spectacular lower level featuring a second gas fireplace with elegant tile surround, a massive open family and games area, and a well-appointed wet bar with fridge and pantry. Perfect for hosting large gatherings or creating the ultimate entertainment zone. This level

also hosts two additional bedrooms—one with its own 3-piece ensuite and large closet—plus another 2-piece bathroom and abundant under-stair storage. Additional features include Air conditioning, In-floor heating (basement), Updated fixtures, Beautiful landscaping & private yard, Free RV parking, Social room access for all owners This is elevated living at its best—where refined finishes, everyday comfort, and effortless convenience blend seamlessly in a serene, park-like environment. Opportunities in this sought-after complex are rare. Schedule your private showing today and discover the exceptional lifestyle awaiting you.