



**GRASSROOTS**  
REALTY GROUP

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

**140 Allen Crescent  
Vulcan, Alberta**

**MLS # A2277409**



**\$579,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow with Loft		
<b>Size:</b>	1,723 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Double Garage Attached, Front Drive, Ga		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn, Level, L		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Features:** Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** built in dishwasher, built in microwave, electric stove, refrigerator, stacking washer/dryer, ceiling fan, window coverings plus rods,

This MOVE IN READY HOME has been thoughtfully updated with features that focus on function in designing this ELEGANT MAKEOVER. A freshly painted front exterior and cozy covered front verandah speak to the classic curb appeal that sets this home apart in a league of it's own. Vaulted ceilings soaring above banks of windows that capture the natural light highlight the open floor plan that flows seamlessly... inviting larger family gatherings or intimate get togethers. A neutral paint palette offsets the gorgeous new engineered hardwood flooring - trimmed with high profile baseboards on the main floor. Masterfully crafted is the focal point of the main floor - a stunning island addition that isn't just an amazing storage and dining area.. it's the hub of this gorgeous family home. Custom designed wood details trim the island and complement the feature walls located in several areas of the house. A massive quartz slab accentuates the grandness of the island and showcases the sleek quartz topped cabinetry at the rear of the kitchen. A refreshed stone tiled backsplash complements the Stainless Steel appliances. Banks of drawers have been added for convenient storage. A spacious Living Room with a re-faced gas fireplace is offset from the kitchen for entertaining. An open-ended dining area boasts enough room for a larger table and a servery/coffee bar has been added for your convenience. The primary suite tucked away at the end of the hall delivers privacy and solitude and features custom wall detailing, a walk in closet and a lovely updated 5 pc ensuite bath complete with a jetted soaker tub and separate shower. Main floor laundry and a 4 pc main bath complete the main level. The bathrooms showcase new quartz topped vanities, tile backsplash and new sinks and taps. Ascending to the loft you are greeted by a spacious room that can be anything you

need. Vaulted ceilings, lots of windows and sky lights to brighten the room all day, easy care engineered hardwood flooring... easy to add an area rug for a TV get away/bedroom or perfect as is for a crafters room. The four piece main bath is at the bottom of the stairs to accommodate a bedroom in the loft area. The lower level has a 4 pc bath, two additional bedrooms and plenty of room to add more with legal egress windows and 9 ft ceilings already in place. In floor heat keeps this level cozy in the winter months and the AC keeps the rest of the house cool in the summertime. A massive open recreation area in the lower level will fit your pool table and gaming desires to create a family sized entertainment area. The oversized 24'11"x 24'11" insulated and drywalled garage has in floor heat, and a 220 V power source. In ground sprinklers, a man sized garden shed with power, perennial beds laid with rocks that flank the perimeter and front grounds, and covered front and rear porches to satisfy your outdoor enjoyment complement the mature landscaping. This home is a dream to show! Call today!