

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

171033 Range Road 221 Rural Vulcan County, Alberta

MLS # A2201349



\$515,000

NONE Division: Residential/House Type: Style: Acreage with Residence, Bungalow Size: 1,138 sq.ft. Age: 1970 (55 yrs old) **Beds:** Baths: Garage: 220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, F Lot Size: 4.87 Acres Lot Feat: Dog Run Fenced In, Fruit Trees/Shrub(s), Lake, Landscaped, No Neighbours

Heating:	Natural Gas, Pellet Stove, See Remarks	Water:	Well
Floors:	Carpet, Linoleum, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	12-17-22-W4
Exterior:	Mixed	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Kitchen Island, See Remarks

Inclusions: 2 sinks ready to install. 2 sheds, Hood fan, Ceiling fans 2, Pellet stove in Garage

Charming Bungalow on 4.87 Acres – Perfectly Located for Country Living with City Convenience! Welcome to this lovely bungalow situated on 4.87 acres, just 16 miles northeast of the Town of Vulcan. Offering the best of both worlds, this property provides a serene country lifestyle while still being centrally located – only an hour away from Lethbridge, Strathmore, and High River, and just 1.5 hours to Calgary! This 1,137 sq.ft. bungalow features a spacious country kitchen and a cozy living room with a large picture window that frames picturesque views of the surrounding countryside. The main floor includes 3 bedrooms, a full bathroom, and a convenient laundry area. The partially finished basement offers additional living space with 1 bedroom (window does not meet egress), a generous family room featuring a wood-burning stove, perfect for those chilly winter nights. The heat from the stove warms the entire home! Additionally, there's a 3-piece bathroom and plenty of storage space. A standout feature of this property is the oversized, detached double garage/shop that was added in September 2023. This heated space is perfect for anyone needing a workshop or extra storage! Some noteworthy recent updates include the septic tank rebuild in 2023, pressure tank and points brought into the home (Feb. 2024), a new furnace installed in September 2024 with rough-in for air conditioning and all ducts cleaned, a new hot water tank (Oct. 2024), new front and back windows (2024), eavestrough replaced (2022), and a new roof (2017). This private acreage offers the ideal setting for someone looking to escape the city while still being close enough to commute in any direction. A added Bonus is just minutes to Lake Mc Gregor with amazing Activities allowed perfect to have just around the corner! It's ready for a new owner to add their personal touch and

make it their own. Don't miss the opportunity to own this peaceful retreat!