



GRASSROOTS
REALTY GROUP

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171033 Range Road 221
Rural Vulcan County, Alberta

MLS # A2201349



\$539,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,138 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, H		
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!