# \$1,159,000 - Range Road 254, Rural Vulcan County

MLS® #A2015668

## \$1,159,000

3 Bedroom, 3.00 Bathroom, 1,865 sqft Residential on 108.00 Acres

NONE, Rural Vulcan County, Alberta

Large house, Large shop, Large property! Not very often does a property of this caliber come up for sale. The land consists of 108 acres of natural never broke grassland that is fully fenced and cross fenced. At 1860 square feet the main area of the house will accommodate a large family or entertaining friends. An open floor plan, Vaulted ceilings, 3 bedrooms, 1.5 baths (plus en suite), family room, sitting room, fireplace, breakfast nook and kitchen make up some features of the main floor. On the west side of the house there is a 350 sq ft fully enclosed sun room with 4 skylights. Attached to the sun room is a 420 square foot deck. The front entry also has a partially covered 250 square foot deck. Down stairs has been framed with an additional 2 bedrooms, also a 3rd bedroom is possible. There is a 750 square foot double over sized attached garage on the south side of house. You can access the main level of the home from this garage. Above this garage is an additional 750 sq foot vaulted area, with deck, which is ample room for any purpose you might require. Facing east there is a triple over sized attached garage. From this space you can access the basement of the home. As you can see there are multiple options for this home; anything from hobbies, collections, home office spaces, even possible shared accommodations. Just north of the home sits the shop. At 3300 square feet on the main level and 2000 square feet on the upper level, the sky is the limit with possibilities. So whether you are into horses, cows, pigs,







chickens, cars, trucks or a home business, this place is for you. Being that this property is still being worked on, there are plenty of options when it comes to finishing it out and possession. Call your favorite agent today to book an appointment!!!

#### 2023 renovations.

-All the

ceilings in the home have been scraped and re textured. The whole house has been painted. The roof gables have been done with smart board. Stone corners on both attached garages. Exposed aggregate sidewalks. New exterior lights. Power, water, sewer, gas all ran to the shop. New for 2025!!! All new flooring through main floor. Masive 4 zone septic field installed. More lanscapimg has been done. A large garden area has been put in. Heavy duty commercial door opener in the shop.

#### Built in 2021

### **Essential Information**

MLS® # A2015668 Price \$1,159,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,865
Acres 108.00
Year Built 2021

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address Range Road 254

Subdivision NONE

City Rural Vulcan County

County Vulcan County

Province Alberta
Postal Code T0L2B0

### **Amenities**

Parking Spaces 5

Parking Double Garage Attached, Insulated, Oversized, See Remarks, Triple

Garage Attached, Workshop in Garage

# of Garages 5

Waterfront Pond

### Interior

Interior Features High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open

Floorplan, See Remarks, Skylight(s), Separate Entrance, Sump

Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Gas Water Heater, Refrigerator, See

Remarks

Heating Forced Air, Fireplace(s), High Efficiency, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Blower Fan, Family Room, Gas, Masonry, See Remarks

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Farm, Meadow, Native Plants, Pasture, Private, Views

Roof Asphalt Shingle

Construction Metal Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed December 15th, 2022

Days on Market 1054 Zoning AG

## **Listing Details**

## Listing Office CENTURY 21 FOOTHILLS REAL ESTATE

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.