

# \$865,000 - 193046 Range Road 245, Rural Vulcan County

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MLS® #A2218796

**\$865,000**

4 Bedroom, 4.00 Bathroom, 1,956 sqft  
Residential on 8.48 Acres

NONE, Rural Vulcan County, Alberta

If you missed it the first time don't miss it again buyers couldn't get financing!!! Call your favorite agent and see it before it's too late!! Immediate possession is available!!! County living at it's finest with a total of just under 3200 sqft!! This beautiful property features panoramic views from the west facing covered deck you have an incredible mountain view or move around to the south and see the lush fields or walk around to the east for the views of the rolling hills or the north you can enjoy the pasture, trees and raven. This property is truly incredible and features a full solar system for all of you electrical needs, batteries and system were upgraded this year. If the solar ever does go down no need to worry as the diesel generator is there. When you walk into this home you will see an open concept, hardwood flooring and built in book cases. Walk in a bit further and you will find a huge custom kitchen, with plenty of counter space tons of cupboards and a huge pantry that is perfect for all your small appliances. 2 sinks makes prep a breeze!! The open living room and kitchen concept makes entertaining easy with a raised eating bar, huge living room complete with vaulted ceiling, gas fireplace and huge windows that flood the room with light. Upstairs you will find a primary bedroom to live for with a giant soaker tub, 3 sided fireplace, huge walk in closet. The next level features a generous sized laundry room with



plenty of storage as well as a 4 piece bathroom and a second bedroom. Downstairs you will find heated floors, high ceilings and access to your back yard from the walk out. You will find 2 more bedrooms and another 4 piece bathroom. It doesn't end there there is a 40x80 shop, single detached garage and corrals. This home truly is a must see and features a larger parcel, beautiful home and a big shop. Call your favorite agent to view today

Built in 2006

### Essential Information

|                |   |
|----------------|---|
| MLS® #         | A2218796                                  |
| Price          | \$865,000                                 |
| Bedrooms       | 4   |
| Bathrooms      | 4.00                                      |
| Full Baths     | 3   |
| Half Baths     | 1   |
| Square Footage | 1,956                                     |
| Acres          | 8.48                                      |
| Year Built     | 2006                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 193046 Range Road 245 |
| Subdivision | NONE                  |
| City        | Rural Vulcan County   |
| County      | Vulcan County         |
| Province    | Alberta               |
| Postal Code | T0L1P0                |

### Amenities

|           |   |
|-----------|---|
| Utilities | Natural Gas Paid, Natural Gas Connected |
| Parking   | Single Garage Detached                  |

# of Garages 8

## Interior

Interior Features Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Breakfast Bar, Suspended Ceiling

Appliances Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings, Freezer

Heating Forced Air, Solar

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Glass Doors, Three-Sided

Has Basement Yes

Basement Exterior Entry, Full, Walk-Out, Partially Finished

## Exterior

Exterior Features Fire Pit, Garden, Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed, Garden, Pasture, Views

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation ICF Block

## Additional Information

Date Listed May 7th, 2025

Days on Market 109

Zoning RG

## Listing Details

Listing Office Century 21 Foothills Real Estate

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