

\$1,164,000 - Range Road 254, Rural Vulcan County

MLS® #A2015668

\$1,164,000

3 Bedroom, 3.00 Bathroom, 1,865 sqft
Residential on 105.00 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 over 100 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.

Built in 2021

Essential Information

MLS® #	A2015668
Price	\$1,164,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,865
Acres	105.00
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 Oversized, Triple Garage Attached, Double Garage Attached, Insulated, See Remarks, Workshop in Garage
of Garages 5
Waterfront Pond

Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Jetted Tub, See Remarks, Skylight(s), Separate Entrance, Sump Pump(s), Walk-In Closet(s)
Appliances Dishwasher, Refrigerator, Electric Stove, Gas Water Heater, See Remarks
Heating Forced Air, Natural Gas, Fireplace(s), High Efficiency
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Blower Fan, Family Room, Masonry, See Remarks
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Features Private Yard, Private Entrance
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 819
Zoning AG

Listing Details

Listing Office CENTURY 21 FOOTHILLS REAL ESTATE

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