

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

MLS® #A2015668

**\$1,164,000**

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.

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	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	858
Zoning	AG

### Listing Details

Listing Office	CENTURY 21 FOOTHILLS REAL ESTATE
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