



171033 Range Road 221 Rural Vulcan County Alberta

\$549,900

****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 ...

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Family room 23.50 Ft x 8.58 Ft

Dining room 12.92 Ft x 7.25 Ft

Recreational, Games room 18.83 Ft x 12.87 Ft

Primary Bedroom 12.92 Ft x 9.92 Ft

Bedroom 13.25 Ft x 10.67 Ft

Bedroom 10.58 Ft x 9.17 Ft

Other essential rooms

Bedroom 11.30 Ft x 9.17 Ft

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Bedroom 11.30 Ft x 9.17 Ft

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3pc Bathroom 10.08 Ft x 6.83 Ft

Furnace 11.08 Ft x 5.08 Ft

Living room 19.58 Ft x 11.92 Ft

Kitchen 10.50 Ft x 9.00 Ft

Foyer 9.33 Ft x 3.92 Ft

Laundry room 6.00 Ft x 5.00 Ft

4pc Bathroom 7.42 Ft x 6.50 Ft