# \$395,000 - 401 Cottonwood Drive, Vulcan

MLS® #A2148195

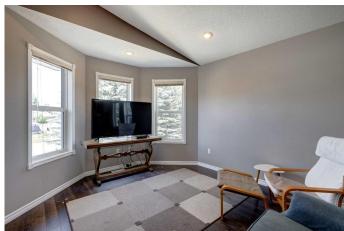
## \$395,000

4 Bedroom, 3.00 Bathroom, 1,020 sqft Residential on 0.18 Acres

NONE, Vulcan, Alberta

Welcome to this charming bi-level home situated on a desirable corner lot in the Town of Vulcan. The upper level boasts an open floor concept, seamlessly integrating the living room, dining room, and kitchen. Enjoy easy access to the deck from the kitchen, complete with an awning and natural gas BBQ hook-up. The primary bedroom also features doors leading to the deck and includes a full ensuite bathroom. A second bedroom, laundry room, and another full bathroom complete the upper level. The basement is designed for comfort and functionality, offering a large family room, two additional bedrooms, a utility room, and a three-piece bathroom. Both the basement and the attached double car garage benefit from in-floor heating, ensuring warmth during the colder months. For added comfort in the summer, the home is equipped with central air conditioning. The property is fully landscaped, providing a picturesque setting and additional parking at the back. The central vac system is being sold in as is condition as the owner has not used it. The backyard is a true retreat, featuring a large garden shed, a patio area with a fire pit, and raised garden/flower beds, perfect for gardening enthusiasts. Behind the back yard is an open field currently used as farmland. Don't miss the opportunity to make this wonderful bi-level home your own!







Built in 2005

#### **Essential Information**

MLS® # A2148195
Price \$395,000
Sold Price \$395,000

Bedrooms 4
Bathrooms 3.00
Full Baths 3

Square Footage 1,020
Acres 0.18
Year Built 2005

Type Residential
Sub-Type Detached
Style Split Level

Status Sold

## **Community Information**

Address 401 Cottonwood Drive

Subdivision NONE City Vulcan

County Vulcan County

Province Alberta
Postal Code T0L 2B0

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Off Street

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Landscaped,

Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 19th, 2024

Date Sold August 25th, 2024

Days on Market 37

Zoning Residential

HOA Fees 0.00

# **Listing Details**

Listing Office Magnuson Realty Ltd

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