

\$495,000 - 1203 Whispering Greens Place, Vulcan

MLS® #A2162272

\$495,000

4 Bedroom, 3.00 Bathroom, 1,547 sqft

Residential on 0.23 Acres

NONE, Vulcan, Alberta

This fantastic bungalow backs onto the beautiful Vulcan Golf and Country Club. This impressive home has over 3000 sq ft of finished living space and a double attached heated garage with in-floor heating. The main floor is an open concept with a large kitchen and island with custom finished maple cabinets, granite countertops, a corner pantry, and all stainless steel appliances which includes a Bertazonni 5 burner gas cooktop. The dining room is just off the kitchen with additional built-in custom cabinets and access to a deck with glass railing for a great place to bar-b-que or enjoy outdoor dining. The living room has hardwood floors, a double-sided gas fireplace with a rock surround and is flanked by custom built floating shelves on either side. The main floor has 9' foot high ceiling, sky lights, and is flooded by light from all of the patio doors at the back of the home. The 3 season patio has double doors off the living room and is fully enclosed with sliding glass doors to access both adjoining decks on each side and has an electric heater for the cool evenings and a fan for the warmer ones. The master bedroom is on the main floor and enjoys the double sided gas fireplace, it's own deck with glass railing, a large ensuite with a soaker tub, tile shower and double sinks, and a very large walk-in closet. There is one more bedroom, or office, on the main floor at the front of the house with lots of windows and light as well as an ensuite that is shared as the main bathroom and a large walk-in closet. The



fully finished basement offers the warmth and comfort of in-floor heating, and a cozy fireplace in the large family room. The basement is a walk-out basement with plenty of windows and light, and offers a covered lower deck space for shaded outdoor entertaining, and access to the beautifully landscaped backyard. The basement has 2 additional large bedrooms, a large office or craft room, a storage room with full height locking storage cabinets, and a 3 piece bathroom. The mechanical room houses all of the upgraded systems that have been added to this custom built house that make it uniquely comfortable and efficient, with in-floor heating, and special air filtration systems. The double car garage is equally impressive with plenty of space for cars, golf carts, plenty of cabinets and shelving for storage, a workbench and sink for tinkering, and is heated for your comfort all year round. This home has all of the amenities and upgrades you could ever want or need like air conditioning, in-floor heating, gas line to top and bottom decks, central vac, newer hot water tank, and the list goes on. This is truly a unique home that has to be seen to be appreciated.

Built in 2008

Essential Information

MLS® #	A2162272
Price	\$495,000
Sold Price	\$485,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,547
Acres	0.23
Year Built	2008
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1203 Whispering Greens Place
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Open Floorplan, Built-in Features, Central Vacuum, Granite Counters, Sump Pump(s)
Appliances	Dishwasher, Microwave, Range Hood, Central Air Conditioner, Built-In Gas Range, Built-In Oven, Garburator, Washer/Dryer Stacked
Heating	Forced Air, Combination, Fireplace(s), In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Double Sided, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Close to Clubhouse, Cul-De-Sac, On Golf Course, Gentle Sloping, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2024
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Date Sold	November 8th, 2024
Days on Market	66
Zoning	R1
HOA Fees	120.00
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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