

\$499,900 - 702 Fairways Drive, Vulcan

MLS® #A2185852

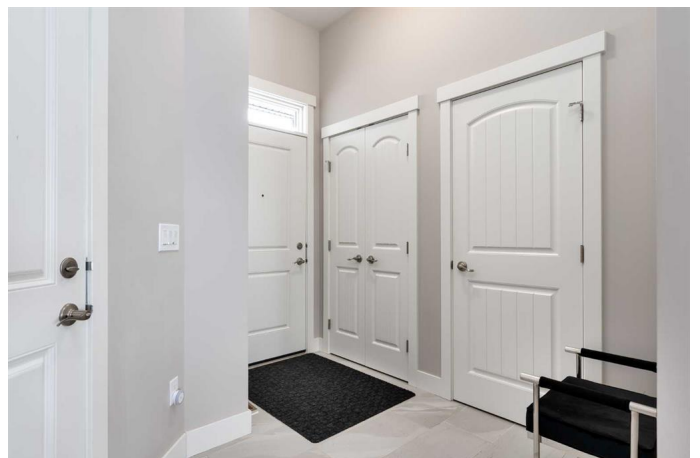
\$499,900

2 Bedroom, 3.00 Bathroom, 1,385 sqft

Residential on 0.13 Acres

NONE, Vulcan, Alberta

This 1384 square foot walk-out bungalow backs directly onto the golf course and is the perfect opportunity to own a high quality, like-new home at an affordable price. Built in 2020, this home is in excellent move-in ready condition, has had one owner, and is smoke and pet free. The main floor has 9' ceilings and two bedrooms including the spacious primary that has a walk-in closet and 4-piece ensuite. A modern and stylish two-tone kitchen has quartz counters, large island, pantry, soft close cupboards, and LED lighting under the cabinets and in the crown molding. This level also features a 4-piece washroom, laundry room, living room with corner fireplace, and dining room that has access to the Duradek balcony that looks out onto the golf course. The fully developed basement has the same quality finishes as the main level and has a 4-piece bath, bedroom, office which is framed for a door making it an easy conversion to a 4th bedroom, plenty of storage, and large rec room that walks out onto a covered patio. The lot to the east of this home is also available to purchase for \$49,900 (mls#A2185840) The lot has a large south-facing garden as well as a landscaped area with a firepit and is being used by the current owners for their personal enjoyment. There are no building restrictions and no HOA, making for a rare and exciting opportunity! Vulcan is a self-sufficient town that offers all levels of school, a hospital, plenty of parks and shopping, as well as an 18-hole golf course, ideal for raising a family or



for retirement. Vulcan is also within an hour of Calgary and Lethbridge, only 45 minutes to High River, and is a short 25-minute drive to both Lake MacGregor and Little Bow! Please click the multimedia tab for an interactive virtual 3D tour and floor plans.

Built in 2020

Essential Information

MLS® #	A2185852
Price	\$499,900
Sold Price	\$509,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,385
Acres	0.13
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	702 Fairways Drive
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Crown
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	Molding, Central Vacuum, Sump Pump(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Stove(s)
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Views, On Golf Course, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 7th, 2025
Date Sold	January 29th, 2025
Days on Market	22
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Southern Realty
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