

\$509,900 - 601 Whispering Greens Avenue, Vulcan

MLS® #A2198763

\$509,900

4 Bedroom, 3.00 Bathroom, 1,446 sqft
Residential on 0.13 Acres

NONE, Vulcan, Alberta

This 1445 square foot, 4-bedroom bungalow is in pristine condition and backs onto the 11th hole of the Vulcan Golf Course. Built in 2008, this home has vaulted ceilings, is flooded with natural light, and has sweeping views from the balcony and master bedroom. The kitchen has granite countertops, under cabinet lighting, large island, soft close drawers, and pantry. In the primary bedroom you will find a spacious walk-in closet and ensuite bathroom with jetted tub and separate shower. Also on the main floor is a second bedroom, 4-piece bathroom, and laundry room. The walk-out basement is fully developed with two bedrooms, 3-piece bathroom, oversized rec room, and plenty of storage. Off the lower level is a beautiful south-facing stone patio. Extra features include 2 gas fireplaces, new upstairs carpet with upgraded underlay, new light fixtures and hardware, newer HE hot water, triple pane windows on most upstairs windows, irrigation, central air conditioning and central vacuum, heated garage, and natural gas hookup on the balcony. As a bonus, low HOA fees take care of the lawn maintenance and snow removal. With the golf course right out your back door, this home offers peaceful living in a self-sufficient town that offers all levels of school, a hospital, and plenty of parks and shopping, 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 2008

Essential Information

MLS® #	A2198763
Price	\$509,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,446
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	601 Whispering Greens Avenue
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage
# of Garages	2

Interior

Interior Features	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, On Golf Course, Rectangular Lot, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2025
Days on Market	6
Zoning	TND
HOA Fees	120
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX Southern Realty
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