

# \$919,000 - 193003 Rr 261, Rural Vulcan County

MLS® #A2224436

**\$919,000**

3 Bedroom, 4.00 Bathroom, 1,643 sqft  
Residential on 2.99 Acres

NONE, Rural Vulcan County, Alberta

Welcome to your own private retreat—this beautifully maintained 3-acre, fully fenced property just 20 minutes east of High River offers the perfect blend of comfort, functionality, and space for your pets, hobbies, and lifestyle.

Step inside this spacious 1640 sq ft bungalow with over 3000 sq ft of total living space, featuring 9-foot ceilings, beautiful laminate floors, designed with open-concept living and natural light in mind. The main floor features two generous bedrooms, each with their own ensuite, including a primary suite with a double vanity and walk-in closet. A bright, airy kitchen with a skylight, large pantry, plenty of cupboard space and quartz counters that flows effortlessly into the dining and living areas—perfect for entertaining or family gatherings.

Working from home? You™ll love the sun-filled main floor office with two windows and peaceful views.

Enjoy the changing seasons in your spacious 3-season sunroom, or head downstairs to the fully developed basement, complete with a summer kitchen, large laundry room, huge bedroom with walk-in closet, and additional living space. With 3.5 bathrooms in total, there™s room for everyone.

Outside, the property is thoughtfully landscaped with trees, shrubs, and raised garden beds protected by a deer fence—ideal for gardeners and nature lovers alike. Drive up your recycled asphalt driveway to the



oversized, heated triple attached garage that offers plenty of room for vehicles (trucks), storage, or a workshop. Seriously, this garage is massive! The perimeter is fully fenced enclosed with mesh to keep all your pets safe within the property. This home has spray foam insulation, including the basement frost wall. This is your chance to live the acreage lifestyle without sacrificing convenience. Schedule your showing today and fall in love with your next home!

Built in 2017

### Essential Information

MLS® #	A2224436
Price	\$919,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,643
Acres	2.99
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	193003 Rr 261
Subdivision	NONE
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L 0J0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Driveway, Triple Garage Attached

# of Garages 3

## Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Range, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Gas Water Heater

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Garden, Private Entrance, Private Yard, Storage

Lot Description Fruit Trees/Shrub(s), Other, Private

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed May 25th, 2025

Days on Market 2

Zoning Confirm with county

## Listing Details

Listing Office Real Broker

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