



**GRASSROOTS**  
REALTY GROUP

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**425 Meadowlark Way**  
**Vulcan, Alberta**

**MLS # A2256909**



**\$379,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	914 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Front Yard, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 125
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Pantry, Quartz Counters, Storage		

**Inclusions:** Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer and Dryer, Garage Door Opener, Electric Fireplace

The Villas at Meadowlark Way, built by RA West International, combine quality craftsmanship with modern design. With a reputation for building residential and commercial projects since 1998, this builder brings trusted experience to the community. This bi-level floor plan offers approximately 914 sq. ft. of well-planned living space. The main floor features a spacious primary bedroom complete with a walk-in closet and ensuite and an additional half bathroom for guests. The open-concept living room is highlighted by a built-in electric fireplace and direct access to a covered deck finished with pressure-treated wood, aluminum railing, and a gas line rough-in for a future BBQ area—perfect for outdoor entertaining. Inside, you’ll find tasteful finishes including cream cabinetry, quartz countertops with a marble look, and whitewashed oak vinyl plank flooring. A stainless steel appliance package and stacking washer/dryer are included for added convenience. The attached single-car garage measures just over 14’ x 20’, is insulated and drywalled, and has a rough-in for a future heater. The exterior will be fully landscaped, front and back, with sod, underground sprinklers, trees, and shrubs. A south-facing concrete patio (approx. 9’ x 9’) with privacy shrubs adds extra curb appeal and provides a welcoming outdoor space. Condo fees are only \$125/month, covering snow removal and lawn care, making maintenance simple and stress-free. Additional features include triple-pane windows, 40-year asphalt shingles, and a 40-gallon hot water tank. Buyers also have the option to add upgrades such as basement development, air conditioning, and a garage heater. Located in the charming town of Vulcan, this community offers small-town friendliness with big-city access. Amenities include an 18-hole golf course, newly renovated hospital, restaurants, shops,

and more&mdash;all within just over an hour&rsquo;s drive to both Calgary and Lethbridge. Don&rsquo;t miss your opportunity to own one of these thoughtfully designed new homes in a welcoming community.