



**105 Aspen Way  
Vulcan, Alberta**

**MLS # A2279104**



**\$430,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,312 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry		

**Inclusions:** 2 Fridges in Garage, Freezer in Laundry, Garage Cabinets, Shed, Curtains, Rods, and Blinds

From the moment you arrive, you’ll appreciate the oversized garage, extra-wide driveway, and spacious front yard that create excellent curb appeal and plenty of parking. Step inside to a well-maintained home that clearly shows pride of ownership. The bright living room features a large bow window that fills the space with natural light, and the flooring has been recently updated for a fresh, modern feel. The kitchen and dining area are thoughtfully laid out with ample cabinetry, a functional island, stainless steel appliances, and a large window over the sink—always a favourite feature. A garden door leads to the expansive backyard, complete with an updated deck featuring aluminum railing (2019) and a storage shed tucked neatly into the corner. The main floor offers three bedrooms, including a primary bedroom with its own ensuite, plus a full main bathroom. Downstairs, the basement provides a generous family room with plenty of space for both a living area and home gym. Two additional bedrooms and a three-piece bathroom complete the lower level, making it ideal for guests or a growing family. Notable updates include new shingles in 2019, a washer and dryer replaced approximately two years ago, new blinds in 2024, and several windows updated within the past 12 years. If you’re seeking affordability and comfort in a welcoming small-town setting, Vulcan has so much to offer—including an 18-hole golf course, a newly renovated hospital, and a variety of restaurants and shopping options. Conveniently located just over an hour from both Calgary and Lethbridge, this charming community is an easy place to call home.