



427 Meadowlark Way
Vulcan, Alberta

MLS # A2295409



\$374,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 125
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

The Villas at Meadowlark Way, constructed by RA West International, offer a thoughtful blend of quality craftsmanship and modern design. With decades of experience in both residential and commercial construction, this builder brings a proven track record and attention to detail to every home. This well-designed bi-level floor plan features approximately 914 sq. ft. of functional living space. The main level offers a spacious primary bedroom complete with a private ensuite bathroom, along with a convenient two-piece bathroom for guests. The open-concept living area is warm and inviting, highlighted by a built-in electric fireplace and direct access to a covered deck—perfect for relaxing or entertaining. The deck is finished with pressure-treated wood, aluminum railing, and includes a gas line rough-in for a future BBQ. The kitchen and living spaces are finished with modern, tasteful touches including cream cabinetry, quartz countertops with a subtle marble finish, and whitewashed oak vinyl plank flooring throughout. The attached single garage (approximately 14' x 20') is insulated, drywalled, and includes a rough-in for a future heater. The exterior will be fully landscaped with sod, underground sprinklers, trees, and shrubs. A south-facing concrete patio provides additional outdoor living space and a welcoming setting to enjoy the surroundings. Condo fees of just \$125 per month include snow removal and lawn care, offering a low-maintenance lifestyle. Additional features include triple-pane windows, 40-year asphalt shingles, and a 40-gallon hot water tank. Buyers may also have the option to customize with upgrades such as basement development, air conditioning, or a garage heater. Situated in the welcoming community of Vulcan, residents enjoy small-town living with convenient access to larger centres. Local amenities include an 18-hole golf

course, hospital, shops, restaurants, and more—all within an easy drive to Calgary or Lethbridge.