



GRASSROOTS
REALTY GROUP

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300 Main Street
Rural Vulcan County, Alberta

MLS # A2313338



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,196 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RH
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, Vinyl Windows		

Inclusions: N/A

Welcome to this stunning like-new family home, built in 2023 and offering the perfect combination of modern, thoughtful design, and exceptional value. With 2,200 sq. ft. of beautifully finished living space on the main and upper floor, this impressive 4-bedroom, 3.5-bathroom residence is a fully built home — not a modular home — and showcases quality throughout. Designed with both entertaining and comfortable family living in mind, the bright and spacious main floor features an inviting open-concept layout filled with natural light, soaring 9-foot ceilings, and elegant modern finishes. The gourmet kitchen is truly the heart of the home, complete with premium quartz countertops, full-height cabinetry, a top-of-the-line gas stove, oversized island with seating, corner pantry, and abundant counter and storage space. The seamless flow between the kitchen, dining, and living areas creates the perfect atmosphere for hosting family gatherings or relaxing evenings at home. A rare and highly desirable main-floor primary bedroom retreat offers outstanding convenience for multi-generational living or homeowners seeking main-level comfort. This spacious retreat includes a private ensuite bathroom and generous closet space. Main-floor laundry further enhances the home's practical and functional design. Upstairs, you'll find a second luxurious primary bedroom with its own private ensuite, making it ideal for extended family, guests, or older children seeking privacy and independence. Two additional oversized bedrooms and another full bathroom complete the upper level, providing plenty of room for growing families. Situated on an expansive corner lot of over 10,000 sq. ft., this property offers an incredible sense of privacy and outdoor space rarely found in today's market unless purchasing a much older home at a significantly higher

price point. The massive backyard is ready for your future vision and already includes a workshop plus a concrete slab for additional future development possibilities, whether you envision a larger shop, outdoor entertaining area, or recreational space. The oversized 22' x 22' double attached garage offers excellent parking, storage, and workspace. Located within walking distance to a highly convenient K-12 school, this home is especially attractive for young and growing families looking for both convenience and community. Perfectly positioned just 20 minutes from High River and only a scenic 1-hour commute to Calgary, this remarkable property delivers small-town charm with easy access to urban amenities. With replacement construction costs today likely exceeding the current asking price without even factoring in the value of the land, this home represents an outstanding opportunity for buyers seeking quality, space, privacy, and long-term value. Don't miss your chance to own this exceptional move-in-ready property!