



**201 Aspen Way
Vulcan, Alberta**

MLS # A2322005



\$529,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,729 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Lands		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Jetted Tub, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: Garden shed, 3 bar stools, central vac attachments

Welcome to 201 Aspen Way in the Town of Vulcan. Situated on a spacious corner lot in a desirable residential neighbourhood, this well-maintained bungalow offers over 1,600 square feet of thoughtfully designed main floor living space, generously sized rooms throughout, a fully developed basement, and an oversized heated garage. The attractive stucco exterior, covered front porch, and impressive arched double front entry doors create excellent curb appeal. The double front doors are also a practical feature, providing convenient access when moving larger furniture and household items in and out of the home. Inside, a welcoming foyer leads to a bright and spacious floor plan designed for comfort, function, and everyday living. The main level features a large family room and separate living room, offering excellent flexibility for entertaining, relaxing, or creating separate gathering spaces. The kitchen provides an abundance of cabinetry and drawers, a large island with additional storage, a corner pantry, updated light fixtures, and a recently replaced kitchen faucet. The adjoining dining area offers plenty of room for family meals and larger gatherings. Large principal rooms, abundant storage, and thoughtful design are recurring themes throughout this well-designed home. Just off the kitchen and dining area, the southeast-facing sunroom provides a bright and comfortable space to enjoy your morning coffee, read, or relax throughout the day. The main floor also includes a dedicated laundry room and a den that would make an ideal home office, hobby room, or quiet retreat. The spacious primary bedroom features a large walk-in closet and a 5-piece ensuite complete with dual sinks, a walk-in shower, and a jetted tub. A convenient 2-piece powder room completes the main level. Wide hallways and doorways add to the comfortable design and

enhance the home's sense of openness. The fully developed basement continues the theme of generous space, with two large bedrooms, both offering oversized closets, including one walk-in closet. There is also an additional den, a 4-piece bathroom, and a spacious family room with recreation area. In-floor heating throughout the lower level provides warmth and comfort during the colder months, while central air conditioning keeps the home comfortable in the summer. The boiler was replaced in 2017. Outside, the beautifully maintained yard includes underground sprinklers, perennial flower beds, and a mature crab apple tree. The oversized attached garage features in-floor heat for year-round comfort and convenience. Located within walking distance of schools, the golf course, and the health centre, this property offers exceptional space, comfort, and functionality in a desirable Vulcan location.