



**116 Birch Bay  
Vulcan, Alberta**

**MLS # A2323195**



**\$539,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,401 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.29 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot, Underground Sp		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Set in a quiet residential area of Vulcan, this well-kept bungalow offers comfortable main-floor living, a professionally finished basement, and a beautifully landscaped yard designed to enjoy. Freshly painted with new light fixtures, central A/C, shingles replaced in 2021, and an open layout with 9 ft. ceilings, the home feels bright, cared for, and move-in ready. The main level features a spacious entry that leads into the open great room, where a gas fireplace adds warmth and ambience. The kitchen offers ample cabinetry, an island with eating bar, built-in wine rack, a convenient walk-through pantry, and all kitchen appliances replaced within the past three years. The dining area opens through a garden door to the large back deck, creating an easy connection to the outdoor space. Two skylights bring in additional natural light, including a Low-E skylight in the main four-piece bathroom. The generous primary bedroom includes a walk-in closet and a spa-like four-piece ensuite. A main-floor den offers flexibility for an office, hobby room, or potential bedroom, while main-floor laundry adds everyday convenience. The fully developed basement expands the living space with a comfortable family room, exercise area, two additional bedrooms, a four-piece bathroom, storage room, mechanical room, and a second gas fireplace. The Advantage ICF wall system adds to the home's comfort and efficiency, while in-floor heating in both the basement and oversized heated double garage provides even warmth through the cooler months. Outside, the extra-large pie-shaped fenced yard offers low-maintenance landscaping, underground irrigation, mature greenery, a new outdoor shed, and plenty of space to relax or entertain. The large back deck is perfect for morning coffee, summer evenings, or year-round barbecuing with a gas line already in place. A well-built, well-maintained

home with thoughtful updates, practical features, and inviting indoor and outdoor spaces.