



**223 Birch Road
Vulcan, Alberta**

MLS # A2326160



\$479,900

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,288 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Garden, Irregular Lot, Landscaped, Lawn, St		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

When location matters, it's hard to beat this setting. Overlooking a neighborhood park in the sought-after Allen Acres subdivision, this spacious split-level home offers room for the whole family while keeping schools, recreation facilities, healthcare services, and green spaces close at hand. The welcoming entry foyer provides convenient access to the attached double garage, basement, and main living area. On the main level, you'll find a spacious living room featuring a wood-burning fireplace, along with a beautifully appointed kitchen designed for both everyday living and entertaining. Custom cabinetry, quartz countertops, a granite sink, Moen faucet, and an oversized island with drawers and additional storage create a functional and attractive workspace. This level also includes two bedrooms, a four-piece bathroom, and access to the rear deck overlooking the landscaped backyard. Upstairs, the private primary suite offers a walk-in closet and three-piece ensuite bathroom, creating a comfortable retreat at the end of the day. The lower level provides additional living space with a large recreation room, a fourth bedroom, a three-piece bathroom, and a utility/laundry room. Outside, the property continues to impress with excellent curb appeal, mature landscaping, and a backyard designed for both relaxation and productivity. Several raised garden boxes provide ample space for gardening enthusiasts, while the deck offers an ideal place to enjoy summer evenings. Additional features include central air conditioning, a water softener, and an attached double garage. The asphalt shingles were replaced in July 2023, providing added peace of mind for future ownership. Offering a desirable location, thoughtful design, and plenty of space for family living, this is an excellent opportunity to own a well-maintained home in one of the Town of Vulcan's most desirable

residential neighbourhoods.