



GRASSROOTS
REALTY GROUP

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185043A Range Road 235
Rural Vulcan County, Alberta

MLS # A2327208



\$699,999

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,470 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	2.99 Acres		
Lot Feat:	Back Yard, Many Trees, See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	32-18-23-W4
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions:	NA
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AIR CONDITIONING | WALKOUT BASEMENT WITH KITCHENETTE | 2.99 ACRES | NEW SHINGLES & GUTTERS (2025) | ULTIMATE PRIVACY. Welcome to your own piece of paradise. Tucked among mature trees on 2.99 acres, this beautifully maintained property offers the privacy, space, and flexibility that acreage buyers are searching for—all within minutes of Milo and a short drive to Lake McGregor. With 3,600+ sqft of developed living space, this fully finished two-storey home has been thoughtfully updated and carefully cared for. The charming front porch welcomes you into a bright, open-concept main floor where large windows fill the home with natural light. The kitchen offers stainless steel appliances, ample cabinetry, a corner pantry, and an eat-up bar that flows seamlessly into the dining and living areas. The living room is centred around a cozy gas fireplace, creating a warm and inviting gathering space. The dining area provides direct access to the upper deck overlooking the private yard, while the main floor is completed by a spacious office with glass french doors, convenient laundry room, mud room, powder room, and access to the oversized heated double attached garage. Upstairs, you'll find a large bonus room, three bedrooms, and a full bathroom. The generous primary retreat features a walk-in closet and a spacious ensuite complete with a double vanity, jetted soaker tub, and separate shower. The recently finished walkout basement adds incredible versatility to the home. Offering a 4th bedroom, full bathroom, large family room, kitchenette, and separate exterior access, the space is ideal for extended family, guests, multigenerational living opportunities, or a mortgage helper. Outside, the mature trees create exceptional privacy while the flat, usable acreage offers endless possibilities for recreation, gardening, hobbies, or simply enjoying the

peaceful surroundings. The property is serviced by a productive 10 GPM well and has seen numerous recent upgrades, including new shingles and gutters (2025), two new air conditioning units (2025), water softener, iron filter, reverse osmosis system (2025), and new garage door opener. Just 13 minutes from Lake McGregor, you'll enjoy easy access to boating, fishing, swimming, and year-round recreation while still being conveniently located near schools, shopping, and amenities. Acreage properties that offer this level of privacy, recent upgrades, functional living space, and proximity to recreation are becoming increasingly difficult to find. Come experience it for yourself.