



**GRASSROOTS**  
REALTY GROUP

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**320 Whispering Way  
Vulcan, Alberta**

**MLS # A2331029**

**\$345,900**



|                  |                                                 |               |                  |
|------------------|-------------------------------------------------|---------------|------------------|
| <b>Division:</b> | NONE                                            |               |                  |
| <b>Type:</b>     | Residential/House                               |               |                  |
| <b>Style:</b>    | Bungalow                                        |               |                  |
| <b>Size:</b>     | 1,141 sq.ft.                                    | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 2                                               | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Double Garage Attached, Off Street, Parking Pad |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                       |               |                  |
| <b>Lot Feat:</b> | Cul-De-Sac, Landscaped, Rectangular Lot         |               |                  |

|                    |                                   |                   |        |
|--------------------|-----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | \$ 140 |
| <b>Basement:</b>   | None                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame          | <b>Zoning:</b>    | R-1    |
| <b>Foundation:</b> | Slab                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan, Walk-In Closet(s) |                   |        |

**Inclusions:** patio furniture, deck box, hall tree, kitchen table and four chairs, portable A/C unit, BBQ

Welcome to easy living in Whispering Creek, Vulcan's sought-after 55+ adult community. Built in 2023, this attractive bungalow offers the convenience of stair-free living, modern finishes, and a low-maintenance lifestyle so you can spend more time enjoying life and less time worrying about yard work. The bright and inviting floor plan features luxury vinyl plank flooring throughout and an open-concept design that makes the most of every square foot. The front bedroom provides flexibility as a guest room, home office, hobby space, or den. The kitchen is thoughtfully designed with abundant white cabinetry and overlooks the living and dining areas, creating an ideal space for entertaining family and friends. Step outside to the sunny south-facing concrete patio, perfect for relaxing with your morning coffee or hosting summer gatherings. The spacious primary bedroom includes a walk-in closet with built-in organizers and a private 3-piece ensuite. A second full bathroom offers added convenience for guests. The utility room incorporates in-suite laundry and additional storage space. This home is being sold with five major appliances, microwave hood fan, roller blinds, patio furniture, deck box, hall tree, kitchen table with four chairs, portable air conditioning unit, and BBQ, making it easy to move in and start enjoying your new home right away. Condo fees of just \$140 per month cover lawn care and snow removal, allowing for truly low-maintenance living. Whispering Creek residents also benefit from access to RV storage within the condominium association, a valuable feature for those who enjoy travelling and exploring. Conveniently located just over an hour from Calgary and approximately one hour from Lethbridge, the Town of Vulcan offers a hospital, medical services, shopping, restaurants, a golf course, and a welcoming small-town atmosphere with all the essential

amenities close at hand.