



GRASSROOTS
REALTY GROUP

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127 Whispering Way
Vulcan, Alberta

MLS # A2341499



\$424,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,250 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 120

LLD: -

Zoning: R-1

Utilities: -

Inclusions: 2 Bar Stools, Cabinet above toilet in Primary Ensuite, Window Well Covers (as is).

Imagine enjoying your morning coffee on your own deck and private oasis backing onto the Whispering Creek, neighbouring the Vulcan Golf Course. This is the lifestyle you have worked hard for and in the 55+ Complex you deserve. This stunning fully finished DETACHED BUNGALOW offers a DOUBLE CAR GARAGE attached and plenty of parking out front as well as a maintenance free yard! Inside the home you are greeted with a warm foyer with a storage closet and quick access to your front office or bedroom. Across from the main entrance enjoy you 4 PC Bath. Coming down the hallway you have access to a main floor laundry room with plenty of room for storage. The kitchen features a nice size island and a sink faucet that was updated in 2025. The dishwasher was updated in 2021. Coming into your living room, enjoy a gas fireplace and views of the side and back private yard with mature trees and views of the beautiful creek, bridge and your private deck. The main floor primary bedroom is well appointed with 2 windows and a ceiling fan as well as a spacious 4 PC Ensuite and a large walk in closet. Downstairs is fully finished with a third bedroom, a bathroom rough in and an additional rec room, family room, 2 storage rooms and utility room and SO MUCH STORAGE. The home features AIR CONDITIONING, a Central Vac and main floors that were updated in approx 2011. The Hot Water tank was updated in 2018. This is a highly sought community in Vulcan, you'll want to catch this one while it's still here. The town of Vulcan has a newly expanded hospital, golf, plenty of shopping, clubs, restaurants, a library, farmers markets and so much to offer! Vulcan is 45 minutes to High River, or an hour to South Calgary or Lethbridge and close to Little Bow Resort and Lake McGregor where year long sports and recreation are enjoyed. Come check out this

Detached bungalow today in Whispering Creek!