

# \$899,999 - 193003 Rr 261, Rural Vulcan County

MLS® #A2224436

**\$899,999**

3 Bedroom, 4.00 Bathroom, 1,643 sqft  
Residential on 2.99 Acres

NONE, Rural Vulcan County, Alberta

Welcome to Your Own Private Retreat -  
Acreage Living Just 20 Minutes from High  
River

This beautifully maintained 3-acre, fully fenced property offers the perfect blend of comfort, space, and flexibility for your lifestyle, ideal for families, hobbyists, pet lovers, and remote workers alike.

Step inside the spacious 1,640 sq ft bungalow with over 3,000 sq ft of total living space, designed with 9-foot ceilings, laminate floors, and an open-concept layout that's filled with natural light.

The main floor features two generous bedrooms—each with its own ensuite—including a primary suite complete with double vanity and walk-in closet. The kitchen is bright and functional, with quartz counters, a skylight, large pantry, and plenty of cupboard space. It flows effortlessly into the dining and living areas, perfect for entertaining and everyday living.

Need a workspace? You'll love the sun-filled main floor office with two windows and peaceful views. Plus, with high-speed internet available, working from home has never been easier.

Enjoy three beautiful seasons in the spacious sunroom, or head downstairs to the fully developed basement; featuring a summer kitchen, large laundry room, massive bedroom with walk-in closet, and an abundance of additional living space. There's also plenty of room to add a 4th bedroom.



Want main floor laundry? It can be added with ease, there's space and plumbing ready to accommodate it.

The oversized, heated triple attached garage is a standout feature! Offering tons of room for vehicles (including trucks), storage, or even a workshop. And if thatâ€™s not enough, the property has plenty of space to build a separate shop to suit your needs.

The land is thoughtfully landscaped with trees, shrubs, and raised garden beds protected by deer fencing, itâ€™s a dream setup for gardeners and outdoor enthusiasts. The recycled asphalt driveway adds convenience and durability, while the fully fenced perimeter with mesh ensures your pets stay safe and secure.

Additional features include:

â€¢ Spray foam insulation, including basement frost wall

â€¢ 3.5 bathrooms in total

â€¢ Endless options for customization and future growth

Donâ€™t miss this opportunity to enjoy the acreage lifestyle with the convenience of town nearby. Amazon even delivers here!! Schedule your private showing today and picture yourself calling this exceptional property home.

Built in 2017

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2224436  |
| Price          | \$899,999 |
| Bedrooms       | 3         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,643     |
| Acres          | 2.99      |
| Year Built     | 2017      |

|          |                                  |
|----------|----------------------------------|
| Type     | Residential                      |
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, Bungalow |
| Status   | Active                           |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 193003 Rr 261       |
| Subdivision | NONE                |
| City        | Rural Vulcan County |
| County      | Vulcan County       |
| Province    | Alberta             |
| Postal Code | T0L 0J0             |

### Amenities

|              |  |
|--------------|--|
| Utilities    | Electricity Connected, Natural Gas Connected |
| Parking      | Driveway, Triple Garage Attached             |
| # of Garages | 3  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Double Vanity, High Ceilings, Vinyl Windows, Skylight(s), Sump Pump(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings, Gas Range, Gas Water Heater, Water Softener                            |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Garden, Storage |
| Lot Description   | Fruit Trees/Shrub(s), Other, Private            |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding                                    |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 25th, 2025 |
| Days on Market | 12             |

Zoning

Confirm with county

Listing Details

Listing Office

Real Broker

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