

# \$609,900 - 714 Fairways Drive, Vulcan

MLS® #A2236190

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,823 sqft

Residential on 0.14 Acres

NONE, Vulcan, Alberta

Welcome to your NEXT home! As you approach this residence, you'll immediately notice the beautifully landscaped yard, complete with underground sprinklers that are Wi-Fi enabled for your convenience—a rare upgrade in a newly constructed home. The stunning exterior rock work highlights the front of the property, and who doesn't appreciate a spacious driveway?

Step inside this open-concept home, where vinyl plank flooring flows throughout the main level. Large windows line the back of the house, allowing natural light to fill the space, while a gas fireplace adorned with wood mantle detailing adds warmth and character to the living room. The kitchen features elegant white cabinets and quartz countertops that enhance the room's brightness. You'll find an abundance of pots and pans drawers, accented with lovely black handles. All stainless steel appliances, a built-in butler's pantry, and a dedicated desk area with upper cabinets provide ample storage and functionality.

The windows at the back of the home offer breathtaking views of the Rocky Mountains and the 12th green of the Vulcan Golf Course. Step out onto your expansive deck that spans the width of the home, perfect for entertaining guests. This outdoor space is finished with vinyl decking and aluminum railing, for low maintenance lifestyle.



On the second floor, you'll discover generously sized bedrooms, a full bathroom, and a convenient laundry area. The primary bedroom, situated at the back of the home, boasts a spacious walk-in closet with custom built-ins, as well as a beautiful ensuite bathroom featuring a tub and shower with double sinks.

The basement is currently undeveloped and awaits your creative touch! This walkout basement is filled with natural light and leads to a concrete patio that completes the space.

Additionally, there is a double attached garage that is insulated and drywalled for your comfort.

You'll appreciate the absence of HOA fees in this part of the golf course development, allowing you the freedom to install a fence if you have a dog or garden. Plus, there are no age restrictions in this area!

Living on the Vulcan Golf Course means enjoying a vibrant community, complete with an abundance of amenities, including close proximity to schools, an outdoor pool, parks, a hospital and arena. Located between the cities of Lethbridge and Calgary on Highway 23, this would be a perfect area to call home. Give your REALTOR® a call today!

Built in 2024

### **Essential Information**

MLS® #	A2236190
Price	\$609,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,823
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	714 Fairways Drive
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Quartz Counters, Built-in Features
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

Exterior Features	Other
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Lot Description	Back Yard, Front Yard, Backs on to Park/Green Space, On Golf Course, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	73
Zoning	R-L

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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