

# \$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 â€“  
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  
custom-built bungalow with over 3,000 sq ft of  
total living space, designed with 9-foot ceilings,  
laminated floors, and an open-concept layout  
thatâ€™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? Youâ€™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 fencingâ€”it'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.

Recent upgrades and additional features include; Septic pumped (June 2025), New 50-gallon hot water tank (Nov 2024), Lorex security, Google Nest thermostat, Spray foam insulation, including basement frost wall, 3.5 bathrooms in total, Endless options for customization and future growth! Amazon even delivers here!

Donâ€™t miss this opportunity to enjoy the acreage lifestyle with the convenience of town nearby. 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, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Range, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Entrance, Private Yard, 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
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Days on Market	25
Zoning	Confirm with county

**Listing Details**

Listing Office	Real Broker
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