

# \$629,000 - 714 Fairways Drive, Vulcan

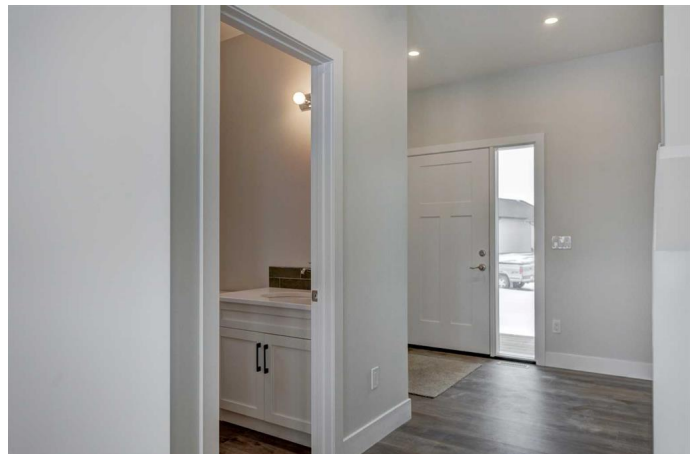
MLS® #A2196534

**\$629,000**

3 Bedroom, 3.00 Bathroom, 1,823 sqft  
Residential on 0.14 Acres

NONE, Vulcan, Alberta

Discover the essence of luxury living with this brand new home on Fairways Drive in Vulcan, Alberta. Boasting a breathtaking "Million Dollar View" of the Rocky Mountains to the west and overlooking the serene 12th green of the Vulcan Golf Course, this property offers unparalleled scenic beauty. The main level welcomes you with an expansive open concept, featuring a cozy living room with a natural gas fireplace, a spacious dining area perfect for entertaining, and a gourmet kitchen complete with quartz countertops and a convenient butler pantry. A sleek two-piece bathroom enhances convenience just off the elegant front entrance. Upstairs, find tranquility in two well-appointed bedrooms, a full bathroom, and a laundry room for added convenience. The primary bedroom is a sanctuary with a luxurious five-piece ensuite bathroom, offering both comfort and style. The walkout basement, ready for your personal touch, includes roughed-in plumbing for additional bedrooms or recreational space, catering to your future needs. An attached double car garage adds extra convenience and storage, making day-to-day living even easier. Outside, enjoy the ease of maintenance with underground Wi-Fi-controlled sprinklers, ensuring your grounds are always pristine. Central air conditioning and LED lighting throughout further enhance the modern comforts of this exceptional home. Located in a desirable area with no homeowner association dues or



condominium fees, and no age restrictions, this property grants you the freedom to personalize your outdoor space with fences and gardens as desired. Don't miss your chance to experience luxurious living with panoramic views in Vulcan's premier location.

Built in 2024

### Essential Information

MLS® #	A2196534
Price	\$629,000
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, Off Street, Parking Pad
# of Garages	2

### Interior

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

## **Exterior**

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, On Golf Course, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	February 21st, 2025
Days on Market	40
Zoning	R1

## **Listing Details**

Listing Office	Magnuson Realty Ltd
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