

# \$525,000 - 140 Allen Crescent, Vulcan

MLS® #A2214486

## \$525,000

3 Bedroom, 3.00 Bathroom, 1,695 sqft

Residential on 0.16 Acres

NONE, Vulcan, Alberta

This meticulously maintained home offers approximately 2,888 sq ft of developed living space, blending comfort with thoughtful updates and the potential for four bedrooms. With significant curb appeal from the welcoming front verandah and a beautifully landscaped yard, the tone is set for this charming residence.

The main floor features an open-plan layout with vaulted ceilings, and a living room with a gas fireplace and large picture window. The thoughtfully designed kitchen & dining area flow well, with access to the deck outside. So convenient for snacks and drinks and when barbequing! There's also a formal dining room for those special occasions. The primary bedroom with en-suite is well considered, having been placed at the opposite end to the primary living spaces and convenient to the main floor laundry.

The upper-level bonus room adds an extra dimension - ideal as an exercise space, studio, office, or additional bedroom. Slightly offset from the main living areas and accessible from inside the home or through the garage, it offers privacy and versatility without disrupting the household flow.

The fully developed basement includes in-floor heat, a spacious recreation area, two additional bedrooms, and a full bathroom. Outside, the yard is fully fenced and includes a dog pen, a garden shed, and a watering system for ease of maintenance. The home is finished with stucco siding, offering low upkeep



and resilience against Alberta's climate. The double attached garage is oversized to accommodate a workshop area and has in-floor heat.

The town of Vulcan offers a unique lifestyle with an 18-hole golf course, swimming pool, a thriving supermarket, a hospital with emergency room, as well as parks and proximity to lakes like McGregor Lake and Twin Valley Reservoir - making it a desirable place to call home.

Rooms in the basement currently used as bedrooms may not meet today's standard of egress.

Built in 2003

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2214486          |
| Price          | \$525,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,695             |
| Acres          | 0.16              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 140 Allen Crescent |
| 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 | Central Vacuum  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Central Air Conditioner, Trash Compactor |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Garden                       |
| Lot Description   | Back Yard                    |
| Roof              | Asphalt Shingle              |
| Construction      | Concrete, Stucco, Wood Frame |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 25               |
| Zoning         | R1               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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