# \$559,900 - 702 Fairways Drive, Vulcan

MLS® #A2252049

# \$559,900

3 Bedroom, 3.00 Bathroom, 1,380 sqft Residential on 0.13 Acres

NONE, Vulcan, Alberta

The perfect opportunity to own a stunning walkout home (with over 2700sq ft of developed living space) backing onto the Vulcan Golf & Country Club! This beautifully designed home boasts soaring ceilings, exquisite finishes, a large yard (complete with 3 large perennial beds and 8 Swedish aspens lining the back property line) and mountain views offers the perfect blend of luxury and comfort. Situated on the only golf course block with no HOA fees or restrictions, this property is an exceptional opportunity for those seeking a permanent residence or a weekend retreat. The main level features open, airy living spaces with high-end finishes throughout. With 3 bedrooms plus a den (easily converted into a 4th bedroom) and 3 full bathrooms, the layout is both functional and versatile. There are 2 bedrooms on the main floor including a spacious primary bedroom with a 4 piece ensuite (including a soaker tub) and walk in closet. The second bedroom has large, bright windows and a colorful mural. The kitchen features a large island with quartz counters and a corner pantry. There is also a living room with a stunning fireplace and dining area that opens onto a huge deck that overlooks the golf course. A 4 piece bathroom and main floor laundry finish off this level. The fully finished walk-out basement opens directly onto the golf course, creating a seamless connection between indoor and outdoor living. The large family room has a patio door that opens into a covered patio area. You'll find an







enormous third bedroom with a wall full of built in storage, a 4 piece bathroom and a den which could be converted into a fourth bedroom and plenty of storage. An adjacent lot with raised beds, mature fruit trees, a garden, fire pit area and retaining/privacy fence is also available for purchase (MLS #: A2252058), offering the option to expand your private retreat. Vulcan offers all the amenities of a thriving small town, including Kâ€"12 schools, hospital and healthcare facilities, shopping, dining, recreation center, pool, arena, and fitness facilities. Outdoor enthusiasts will enjoy parks, walking trails, and proximity to both High River and Okotoks, with Calgary less than an hour away

#### Built in 2020

#### **Essential Information**

MLS® # A2252049 Price \$559,900

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,380
Acres 0.13
Year Built 2020

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

## **Community Information**

Address 702 Fairways Drive

Subdivision NONE City Vulcan

County Vulcan County

Province Alberta
Postal Code T0L 2B0

#### **Amenities**

Parking Spaces

Parking Double Garage Attached, Insulated, Concrete Driveway

# of Garages 2

#### Interior

Interior Features Closet Organizers, High Ceilings, Kitchen Island

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Range,

Refrigerator, Window Coverings

Heating Forced Air, Natural Gas

4

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Other

Lot Description Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, On Golf

Course

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed August 29th, 2025

Days on Market 54

Zoning Residential

# **Listing Details**

Listing Office RE/MAX Complete Realty

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