

# \$509,900 - 1111 Whispering Greens Bay, Vulcan

MLS® #A2226858

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,371 sqft  
Residential on 0.19 Acres

NONE, Vulcan, Alberta

Enjoy a Rocky Mountain view from your covered deck overlooking the 10th green of the Vulcan Golf Course! This custom-built walkout bungalow is located on a quiet cul-de-sac and was thoughtfully designed with numerous upgrades and accessibility in mind. The main level offers 1,371 sq. ft. of living space with vaulted ceilings, creating a bright and open feel. Features include 36" wide doors throughout, making the home wheelchair accessible. The kitchen showcases granite countertops, maple cabinets, a granite sink, and solid core interior doors. The living room and primary bedroom share a cozy double-sided fireplace. The spacious primary suite also includes a full ensuite bathroom, a massive walk-in closet, custom built-in dresser units, and a beautiful west-facing view of the mountains. The fully developed walkout basement offers a spacious family room with a wet bar, two generous bedrooms with large closets, and access to the lower cement patio. Additional highlights include hardwood flooring, a covered upper deck, exposed aggregate driveway, and an oversized 30' x 24' heated garage with in-floor heat. This property is part of a Homeowners Association (HOA) with a monthly fee of \$120, which includes lawn mowing and snow removal—offering low-maintenance living in a beautiful golf course setting.

Built in 2004



## Essential Information

MLS® #	A2226858
Price	\$509,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,371
Acres	0.19
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1111 Whispering Greens Bay
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

## Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Trash Compactor
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full, Walk-Out
----------	--------------------------

## Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Front Yard, Landscaped, Lawn, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	11
Zoning	R1
HOA Fees	120
HOA Fees Freq.	MON

## Listing Details

Listing Office	Magnuson Realty Ltd
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.