

318 Whispering Way  
Vulcan, Alberta

MLS # A2273824

**\$375,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,142 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 140
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Whispering Creek in Vulcan — a well-managed 55+ community where lawn care and snow removal are taken care of for you. Built in 2022 this stair-free detached home with double attached garage offers low-maintenance living with fresh interior paint and durable luxury vinyl plank flooring throughout. A bright front flex room makes the perfect home office, den, or guest bedroom. The open-concept kitchen features plenty of white cabinetry and now includes a newly added kitchen island, providing extra workspace and a great spot for casual dining. The living room opens onto the south-facing concrete patio — a sunny space perfect for morning coffee or evening BBQs. The spacious primary bedroom features a walk-in closet with built-in organizers and a 3-piece ensuite with a walk-in shower. A second full bathroom is ideal for guests, and the dedicated utility room provides both laundry and additional storage. Located just one hour from both Calgary and Lethbridge, Vulcan offers the convenience of a hospital, golf course, shopping, and essential services — all within a friendly and welcoming small-town community.