

160075 Rural Road 12
Rural Vulcan County, Alberta

MLS # A2245052



\$595,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,298 sq.ft.	Age:	1910 (115 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	10.87 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Creek/River/Stream/Pond		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Other, Well
Floors:	Carpet, Hardwood	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Rural General
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Crown Molding, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance, Tankless Hot Water, Vinyl Windows, Wood Counters		

Inclusions: All furnishings are negotiable with property as well as the brand new Husqvarna Zero Turn mower, 54 inch Deck.

Welcome to 160075 Range Road 212! A soul-stirring 1910 farmhouse set on 10.87 acres of gently rolling prairie in Vulcan County. Just minutes from McGregor Lake and Little Bow Provincial Park, this rare and radiant retreat blends the timeless charm of Alberta's past with the comfort and ease of thoughtful modern upgrades. Lovingly restored between 2019 and 2024, this two-bedroom, two-bathroom home has been completely transformed, including a new furnace, central A/C, tankless hot water, updated plumbing and wiring, septic pump, windows, siding, roof, and more. A reverse osmosis water system, professional radon mitigation, and a Telus security system provide peace of mind for today's rural living. Step inside and you're instantly welcomed by warmth and light. A sunny front porch sets the tone, leading into a spacious open-plan interior with soaring beamed ceilings and oversized windows that invite the landscape in. The farmhouse kitchen is a showpiece of function and beauty; featuring a Thor natural gas range, white porcelain sink, two-tone cabinetry, and a wood-topped island perfect for slow breakfasts and evening conversations. Just off the kitchen and living room, bathed in natural light, the sunroom opens to a west-facing deck which is an inviting spot for evening meals or quietly watching the sun dip below the horizon. The main floor offers a full bathroom, while upstairs, two king-sized bedrooms await you, each with sloped ceilings, vintage-style windows, and restored built-in dressers. Downstairs, the fully developed basement adds cozy and versatile space: a large family area, bar, TV zone, workspace, guest sleeping nook, and a second bathroom with a jetted tub; a perfect sanctuary after a day outside. The land is as captivating as the home. Sheltered by mature trees and blessed with a seasonal pond, the acreage includes an

oversized heated garage with attic storage, a workshop, and a classic red barn is complete with livestock stalls, a hen house, and an awe-inspiring 1,000 sq ft vaulted loft that begs to be turned into something magical. Whether you're dreaming of hobby farming, a creative retreat, or simply a slower, more meaningful way of life, this property offers endless inspiration. Watch the sunrise with coffee in hand. Let the moonlight guide you to bed. Hear the owls calling from the rafters. Furnishings are negotiable. Come and experience the beauty for yourself. This one-of-a-kind homestead is ready to welcome you home.