

**646 Fairways Drive
Vulcan, Alberta**

MLS # A2252058



\$59,000

Division: NONE

Lot Size: 0.13 Acre

Lot Feat: Backs on to Park/Green Space, Few Trees, Garden, No Neighbours Beh

By Town: -

LLD: -

Zoning: Residential

Water: Public

Sewer: Public Sewer

Utilities: -

Excellent opportunity to build your dream home in a desirable location backing onto the Vulcan Golf & Country Club. This large WALKOUT lot features the absolute ideal location. Backing onto the 12th green with UNOBSTRUCTED VIEWS of the 11th and 12th fairways (full east, west and north views - including the mountains!) This lot already features two raised beds, a fire pit area, retaining/privacy fence, fruit trees, raspberry bush, a garden area. Located on the ONLY golf course block with no HOA fees or restrictions - you are free to build when and what you please! (With proper permits, of course) Want a little more room? The beautiful home next to it is available for sale as well (MLS #: A2252049) Located in the welcoming town of Vulcan, residents enjoy a full range of amenities including schools (K–12), hospital and healthcare services, shopping, dining, coffee shops, parks, walking trails, and the unique Star Trek attractions that put Vulcan on the map. Recreation options include an arena, pool, fitness facilities, and sports fields. Easy access to High River, Okotoks, and Calgary makes this an ideal location for both full-time living and weekend getaway