



**GRASSROOTS**  
REALTY GROUP

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**346 Viscount Drive  
Red Deer, Alberta**

**MLS # A2235124**



**\$639,900**

<b>Division:</b>	Vanier East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,998 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Nestled in the highly sought-after VANIER WOODS and directly adjacent to a children's playground, this stunning custom-built two-story home boasts incredible curb appeal! Showcasing a modern kitchen adorned with pristine white quartz countertops and stylish under-cabinet lighting, this home is a true gem. The main floor features soaring 9-foot ceilings, expansive triple-glazed windows, an HRV system, and a high-efficiency furnace. As you enter, you're welcomed by a spacious tiled foyer that flows into an inviting open-concept layout. The dining area, kitchen, and living room all provide delightful views of the playground, bathed in west-facing sunlight, and the yard is fully fenced for the safety of your children and pets. Step outside onto the 10x12 deck, complete with a natural gas hookup for your BBQ, perfect for entertaining! The living room is enhanced by a stunning fireplace set against an eye-catching feature wall, which can also be appreciated from the kitchen and dining spaces. Above the generous eat-in kitchen island, a beautifully upgraded trayed ceiling with recessed lighting and coordinating laminate inserts complements the fireplace. On the upper level, you'll discover a spacious bonus room, a convenient laundry room, three well-appointed bedrooms, and a four-piece bathroom. The master suite is impressively large, featuring a walk-in closet and a luxurious spa-like four-piece ensuite. The fully developed basement adds even more value with a fourth bedroom, a sizable family room complete with a wet bar, and another four-piece bathroom. With features such as a heated garage and Central A/C, this home is truly a must-see!