



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**123 Vancouver Crescent  
Red Deer, Alberta**

**MLS # A2236956**



**\$665,000**

<b>Division:</b>	Vanier East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,733 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, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Environmental Reserve, Low Maintenance Landscape, Private, W		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Furniture negotiable and gym equipment

MODERN WALK OUT with no neighbour behind. Step into this bright and inviting walk-out home featuring a fabulous floor plan and seamless flow throughout. Nestled in a quiet location with scenic views of nature, you'll love relaxing on the deck while soaking in the peaceful surroundings. The main level offers a clean, functional layout centered around a chef's kitchen—complete with generous counter space—open to the living area, which features a cozy brick-surround fireplace. The dining area opens through a garden door to your beautifully landscaped backyard oasis. A separate mudroom and laundry room are conveniently located off the attached garage. Upstairs, vaulted ceilings elevate the spacious family room, along with three generous bedrooms, including a stunning master retreat. The recently developed walk-out basement adds even more living space with a home gym area, large rec room, fourth bedroom, and a stylish 3-piece bath. The private backyard includes a covered deck, lower patio, vinyl fencing, and direct access to walking trails—perfect for bird watching and spotting the neighborhood ducks. Upgrades include: Window added in the ensuite for fresh air, New dishwasher, Hot water tank (2 years old), Storage shed This home is the perfect blend of modern comfort, smart design, and nature right outside your door. Located with easy hi way access, close to schools and amenities. Modern Walk-Out with Scenic Views & Functional Layout Welcome to this bright, clean, and beautifully designed walk-out home backing onto nature and walking trails. The main floor offers a spacious and functional layout with a chef's kitchen open to the living area, complete with a cozy brick-surround fireplace. A garden door from the dining space leads to your private backyard oasis—perfect for relaxing or

entertaining. Convenient main-floor laundry and a separate mudroom are located just off the attached garage. Upstairs features vaulted ceilings in the bonus/family room, three generously sized bedrooms, and a luxurious primary suite with walk-in closet and ensuite. The fully developed walk-out basement offers additional living space with a home gym, rec room, fourth bedroom, and 3-piece bathroom. Enjoy a landscaped yard with a covered deck, lower patio, and vinyl fencing—plus direct access to trails and nature views.