



GRASSROOTS
REALTY GROUP

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44 Van Dorp Street
Red Deer, Alberta

MLS # A2238057



\$575,000

Division:	Vanier Woods		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,381 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Underground Sprinklers		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Kitchen Island, Laminate Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer, extra fridge, chest freezer, central vacuum attachments, garden shed.

Make your home here in this spectacular former show-home bungalow located in the heart of Vanier Woods! This 1381 sf 5 bedroom, 3 full bath bungalow checks all the boxes for the executive lifestyle, with plenty of room to entertain extended family and friends! From the welcoming front foyer you'll be impressed with the 22' vaulted ceilings, open floor plan and gleaming hardwood flooring. The kitchen features plenty of counter top space, cream-coloured pantry cabinets, a maple island breakfast bar and newer quartz in-laid kitchen sink. Relax for a moment in the living room by the feature wall / gas fireplace and TV over the mantle. For convenience there's a finished main floor laundry room, a full bathroom with tub/ shower surround and lots of natural light throughout. There's a south-facing front office / bedroom and spacious primary bedroom with 4 piece ensuite including air-tub, walk-in shower and closet. An elegant staircase leads down to a huge family room/ recreation area with 3 additional good-sized bedrooms and another full bathroom, all completed by the builder. Many extra details are completely up to date including the newly shingled roof (2023), fully serviced high-efficiency furnace, central air conditioning/ HRV system, water softener and the in-line Rinnai water heating system. Outside you'll enjoy the rear upper deck with steps to a brick patio, professionally landscaped yard, perimeter electronic monitoring, automated Rain Bird sprinkler system, vinyl fencing and garden shed for all your tools. The front-attached double garage has in-floor heat with a floor drain, humidity ventilation, a 9'x16' door, a 13' ceiling and a roomy workbench with tons of accessory shelving.