



**GRASSROOTS**  
REALTY GROUP

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**76 Vancouver Crescent  
Red Deer, Alberta**

**MLS # A2245679**



**\$649,900**

<b>Division:</b>	Vanier East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,662 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	2-38-27-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Fridge, stove, B/I dishwasher, hood fan, microwave, laundry washer & dryer, all window coverings & blinds, garage door opener x 2, garage door controller x 2

Custom-built by one of Central Alberta's premier builders, Bowood Homes, this fully finished two-storey home with two garages is sure to impress. From the eye-catching rooflines to the modern vertical siding accents and upgraded landscaping, the home boasts excellent curb appeal. The inviting front entry and covered porch welcome you inside, where you'll find a beautifully designed open-concept main floor. The kitchen features floor-to-ceiling white cabinetry, quartz countertops, a 2024 Café appliance package, and elegant gold hardware. The adjacent dining area is filled with natural light from the large windows overlooking the backyard. The living room centers around a sleek, modern gas fireplace finished in tile, creating a warm and stylish focal point. A trendy two-piece bathroom and the front entry complete the main level. The attached 14x22 front garage, currently used as a gym, is fully finished and includes a new garage heater (2024). The gym flooring will be removed prior to possession. Upstairs offers four bedrooms, including a spacious primary suite with a walk-in closet and a 4-piece ensuite featuring a new dual-sink vanity (2024) and a custom tiled shower. Three additional bedrooms—one currently used as a den/dressing room but would make a great nursery or office space—share a full 4-piece bathroom, making this level ideal for families. The fully developed basement includes a large family room, an additional bedroom, a 4-piece bathroom, a laundry room with folding counter and sink, and a finished storage/play space under the stairs. Step outside to enjoy the stone patio with privacy screen, surrounded by tasteful landscaping. The detached 24x24 garage features 10-foot ceilings, is fully finished, and heated. Additional features include: dining area cabinetry extension (2024), built-in speakers

throughout, upgraded light fixtures throughout (2024), kitchen sink and InSinkErator (2024), high-efficiency furnace and hot water tank, water softener, central vacuum, vinyl fencing, convenient laundry chute connecting the top floor to the laundry room, and more. Located in the desirable community of Vanier East, 76 Vancouver Crescent is just steps from parks, playgrounds, walking trails, and is close to schools, shopping, and the Collicutt Centre.