



GRASSROOTS
REALTY GROUP

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238 Viscount Drive SE
Red Deer, Alberta

MLS # A2246994



\$495,000

Division:	Vanier Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,363 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Walk-In Closet(s)		

Inclusions: NA

Don't miss out on this beautiful home in the sought-after community of Vanier Wood! Just steps away from playgrounds, tennis courts, and scenic walking paths, this stunning two-story home offers comfort and style with 3 bedrooms, 3.5 bathrooms, and a fully finished basement. Featuring 9-foot ceilings and a built-in sound system, it's designed for both relaxation and entertaining. A spacious entrance welcomes you into the bright and open main floor, starting with a gorgeous kitchen complete with a large pantry. The generous living room boasts a cozy fireplace and oversized windows, while the dining area flows seamlessly to the backyard through an elegant garden door, leading to a beautiful deck. A convenient half bath and a double attached garage complete the main level. Upstairs, the large primary suite features a walk-in closet and a 4-piece ensuite. Two additional bedrooms, another full bathroom, and a conveniently located laundry room complete the upper level. This home is the perfect blend of comfort, functionality, and location—everything your family needs!