



**GRASSROOTS**  
REALTY GROUP

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**18 Vienna Close  
Red Deer, Alberta**

**MLS # A2247776**



**\$824,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Vanier East                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 2,463 sq.ft.                                                             | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 5                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Garage Door Opener, Garage Faces Front, Heated Garage, Triple Garage Att |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space                                  |               |                   |

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Tile, Wood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Central Vacuum, Double Vanity, French Door, Granite Counters, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Fridge, stove, dishwasher, microwave, window coverings, alarm system (no contract), hood fan, washer, dryer, shed, hot tub, garage door opener & 3 controls, black suspended storage shelf in garage, 4 tv wall mounts, bar fridge, AC, garage heater, sound system and amp, water softener, r/o system.

A fully developed two-storey backing onto a green belt on a close! The curb appeal is accented by the triple front attached garage and aggregate front driveway. The tiled front entryway greets you with towering ceilings up to the second floor. Follow the French doors through to the den that features hardwood floors and ceiling crown moulding. Relax in the living room next to the gas fireplace with floor-to-ceiling stone surround. Ceiling height, soft close maple kitchen cabinets are complemented by granite countertops, a built-in oven, a gas cooktop, decorative glass tile backsplash, pot/pan drawers, stainless steel appliances & an expansive L-shaped island eating bar. The walk-through pantry leads to the large tiled back entryway that has a bench seat with drawers & the laundry area that has a granite folding counter for your convenience. The dining room is flooded with natural light. You'll appreciate the seamless indoor to outdoor living space in the fully enclosed sunroom that leads to the nicely landscaped yard that features a hot tub & backs onto a green belt that leads to the trail system. The powder room has tiled floors and granite countertops. Follow the wrought iron and maple railings upstairs to the large bonus room that has high ceilings, built in speakers and multiple windows. The king sized primary bedroom has double windows, ceiling crown mouldings, a fan, a large walk in closet with a window and a 5 piece ensuite that features heated tile, double sinks, granite counters, a freestanding tub, a window, a custom glass tiled shower and a water closet. There are 2 more bedrooms upstairs and a tiled 4 piece bathroom, with lots of drawers, granite countertops and a tiled tub/shower. The basement is warmed by underfloor heat and has a 2 additional bedrooms, a 4 piece bathroom with granite countertops & a fabulous entertaining area that is a theatre room/games area/family

room with a wet bar. A perfect location just steps away from the pond, walking paths and parks. The home features A/C, a heated triple car garage with drains, Navien hot water on demand, a water softener, an HVAC system, and gemstone lighting.