



GRASSROOTS
REALTY GROUP

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

**208 Van Slyke Way
Red Deer, Alberta**

MLS # A2253746



\$599,900

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,940 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Gara		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating: In Floor, Forced Air, Natural Gas

Water: Public

Floors: Carpet, Tile, Vinyl Plank

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-N

Foundation: Poured Concrete

Utilities: Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, AC, GARAGE DOOR OPENER & CONTROL, TRAMPOLINE, HOT TUB (AS-IS), SHED

IMMEDIATE POSSESSION & MOVE IN READY ~ FULLY DEVELOPED 4 BEDROOM, 4 BATH 2-STOREY IN VANIER EAST ~ SUNNY WEST FACING BACKYARD OASIS THAT BACKS ONTO A WALKING TRAIL AND PARK ~ CENTRAL AIR CONDITIONING ~ Covered front entry welcomes you and leads to a sun filled foyer ~ Open concept main floor layout is complemented by high ceilings and vinyl plank flooring that creates a feeling of spaciousness ~ The living room has large west facing windows that fill the space with natural light, and overlook the deck and backyard ~ The kitchen comes well equipped with plenty of extended height cabinets accented with crown moulding, upper and under cabinet lighting, and large storage drawers; full tile backsplash; tons of quartz counter tops including large island with an eating bar and pendant lights above; stainless steel appliances including a double oven and French door fridge; and a large walk through pantry with floor to ceiling shelving and convenient access to the mud room with main floor laundry hookups and garage entry ~ Easily host large gatherings in the spacious dining room with garden door access to the large deck - perfect for indoor/outdoor living - with a BBQ gas line, pergola with privacy walls, and views of the park and green space ~ 2 piece main floor bathroom ~ The upper level bonus room has large east facing windows and vaulted ceilings ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture and has a large window that overlooks the park and walking trail ~ Spa like ensuite with an oversized quartz vanity, extra deep soaker tub, walk in shower and a spacious walk in closet with built in organizers ~ 2 bedrooms located on the upper level are both a generous size with ample closet space, and share 4 piece bathroom ~ The fully finished

basement with operational under floor heating offers a spacious family room with plumbing for a wet bar, a large bedroom with a walk in closet, 3 piece bathroom with a walk in shower, second laundry location with front load laundry pair, and ample storage space throughout ~ Central air conditioning ~ HEATED 22' L x 20' W garage is insulated, finished with drywall, has a floor drain, sink with hot and cold taps & tons of built in shelving offering endless storage ~ The sunny west facing backyard is fully fenced with direct access to the walking trail and park behind, landscaped with well established trees and shrubs (including an apple tree), includes a shed, trampoline and hot tub ~ Excellent location in desirable Vanier East with tons of parks and green spaces, easy access to schools and multiple shopping plazas.