



**GRASSROOTS**  
REALTY GROUP

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**187 Vancouver Crescent  
Red Deer, Alberta**

**MLS # A2259973**



**\$749,000**

<b>Division:</b>	Vanier East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,094 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, Lawn, Pie Shaped Lot		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed		

ATTACHED TRIPLE CAR GARAGE and backing on to a GREEN SPACE!! This beautifully maintained 2 storey home offers a perfect blend of hard to find features! Located in the desirable Vanier East neighborhood, 187 Vancouver Crescent is fully finished and begins with a large welcoming foyer at the front entrance plus a mud and main floor laundry room from the heated triple garage entrance - perfectly designed for families. The main floor provides a bright, open concept layout and large windows flood the main area with natural light. The living room includes a feature fireplace with floor to ceiling tile work and is nicely connected to the large dining and kitchen. The heart of the home is the chef's kitchen, it includes quartz counter tops, quality maple cabinetry, a walk-in pantry, stainless appliances and a center island with an eating bar and storage. Durable vinyl plank flooring covers the main area, and a patio door off of the dining area leads to the large rear deck - a great space to enjoy evening BBQ's and watch the kids play in the fully fenced and landscaped yard. The upper level is ideal, the rear family room captures the beautiful views to the East and is ideal for movie night, there are 3 large bedrooms including the spacious main bedroom, plus a full 4pce bath. The main bedroom is a lovely retreat with ample room for a king sized bed, a walk-in closet and beautiful 5pce ensuite with 6' tiled shower, soaker tub and dual vanities. The fully finished WALK-OUT basement includes a large rec room, guest bedroom, full 4pce bath and office nook. A ground level concrete patio is another great spot to gather outdoors and an evening soak in the HOT TUB is a perfect way to end the day! The nice sized yard is enclosed with vinyl fence on either side and wrought iron at the back - open the back gate and enjoy the paved walking and biking trails and beautiful walks around the pond

with no neighbors behind! Infloor heat in the basement keeps everything warm in the winter and central air keeps it cool in the summer - this truly a terrific family home and in immaculate condition!!