



GRASSROOTS
REALTY GROUP

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**5 Vienna Close
Red Deer, Alberta**

MLS # A2262992



\$1,020,000

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,691 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Heated Garage, Off Street, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	High Efficiency, In Floor, Electric, Fireplace(s), Forced Air, Heat Pump, Hot Water, Humidity Control, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Cable Connected
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Smart Home, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

This Original Owner customer built, Modern, Luxury, awards winning home is surrounded by a stunning green belt, natural reserve, and a pond from the back. TRIPLE attached garage with gas heater, fully finished WALKOUT basement. CURVED stairs with open risers going up, in-floor heating on all Three levels. 9 ft high on each level. Air Conditioning. HRV and Sound system throughout the house including the garage and main level deck. This modern contemporary home has more than 3700 sqft living space. The vaulted ceiling is 27 ft. the open-concept design offers breathtaking views from every corner of the house. Sitting in the living room with floor-to-ceiling windows, the magnificent view helps melt away all the stresses. The electric fireplace is surrounded by the artistic titled wall brings you the feeling of such a beautiful life. The kitchen boasts gleaming quartz countertops, a missive panty, and walnut ample cabinetry. Entire main floor is tiled with in-floor heating. Come and experience the essence of luxury and peaceful living. Upstairs offers even more significant views from the master bedroom and family room. you will be energized by the morning sun. A double-sided gas fireplace adds luxury to your bathing and reading rituals. you will be amazed by the architecturally designed walk-in closet, and fully titled jet tub. The laundry room is thoughtfully accessible from the hallway serving two more spacious bedrooms on the upper level. The basement is a paradise for you and your loved ones, featuring a fully equipped home theatre, a wet bar. the spacious living room is a dream place for your musical instruments, or your precious fitness equipment. An additional bedroom provides extra space for family or friends. The entire home has 9' ceilings, 8' solid interior doors. 2022 furnace. Softer water and RO water. electrical rough-in for a backyard hot tub. The yard is fully

fenced, professional landscaped, lots of fruit trees and vegetable gardens plus a fishpond. The entire house offers a dream setting for a luxurious lifestyle.