



GRASSROOTS
REALTY GROUP

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100 Van Slyke Way
Red Deer, Alberta

MLS # A2271007



\$749,900

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,134 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Greenbelt		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Wet Bar		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Bar Fridge, Washer(2) Dryer(2) All Window Coverings , AC Unit

Discover this exquisite 4-bedroom, 4-bath home in Vanier East, perfectly positioned along park space with walking paths, mature trees, and playgrounds just steps from your backyard. The main floor features a spacious tiled foyer, hardwood floors, a gas fireplace, and a high-end kitchen with floor-to-ceiling maple cabinets, granite counters, a large island, and premium appliances. Enjoy year-round living in the heated, screened-in porch overlooking the green space. Upstairs offers three generous bedrooms, a 5-piece bath with dual sinks, upper laundry, and a luxury primary suite with a custom walk-in closet and a spa ensuite featuring heated floors, double vanity, a soaker tub, and a large custom tiled shower. The fully finished basement includes a large rec room, full bath, 4th bedroom, and a custom wet bar with a live-edge wood countertop. Additional features include: central A/C, in-floor heat (ensuite, basement, garage), an oversized heated garage, mudroom with built-ins, second laundry, smart home systems, HEPA filtration, and low-maintenance landscaping