



GRASSROOTS
REALTY GROUP

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15 Volk Place
Red Deer, Alberta

MLS # A2286643



\$869,900

Division:	Vanier Woods		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,820 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door C		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape, Pie Shaped Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Wine cooler, 2 Sheds, Shed Garage Door Opener & Remote, 4 outside Bar stools, Patio shade, Alarm Hardware		

****Introducing 15 Volk Place – A Custom-Built Bungalow Awaits!**** Discover the charm of this stunning 4-bedroom, 1820 sq ft bungalow with a main floor office. Custom built by True Line Homes, this home provides fantastic value and lifestyle. Inside, a bright tiled entry welcomes you to an open-concept main floor showcasing quality hardwood and tile flooring, soaring ceilings, and a dedicated front office. The main level boasts an open staircase, a large living room complete with a gas fireplace, seamlessly connecting to the dining area and kitchen. The kitchen is a chef's delight, featuring granite countertops, a spacious center island with an eating bar, quality maple cabinetry, a walk-in pantry, and new stainless stove and dishwasher. The expansive master suite provides ample space for a large bedroom set, and the ensuite is a true sanctuary with a jet tub, new custom-tiled steam shower, double sinks, water closet, and large walk-in closet. The main floor also features a laundry room with a sink, a large second bedroom, and a full bathroom. The custom build features continue downstairs, providing exciting living spaces with a large family room with fireplace, a games table area, a massive wet bar with granite counters and custom cabinets, and a theatre room with screen, projector, and speakers included. Tucked away from the living space are two more bedrooms separated by a 4-piece bathroom. The exterior is fully equipped with incredible features like an outdoor gas fireplace, an outdoor kitchen with stone counters, a bar fridge, and a built-in natural gas BBQ, custom garden shed, covered deck, fully fenced yard, and HEATED WORKSHOP equipped with 220 power and an overhead door. This backyard oasis is designed for entertaining with minimal maintenance. The upgraded security system also makes it perfect for those looking to lock up and travel!

Additional highlights include new shingles (2024), in-floor heat, a heated 25x26 garage with tall ceilings, loads of storage, a central vac system, a custom security system by Red Deer Lock and Safe, custom screen doors, a custom steam shower with tempered glass, hot water on demand with a backup tank, and water softener. Close to schools, parks and trails. This home will not disappoint!