



**118 Viscount Drive  
Red Deer, Alberta**

**MLS # A2297291**



**\$669,900**

<b>Division:</b>	Vanier East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,898 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, F		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Dishwasher, Microwave Hood Fan, Refrigerator (3), Stove(s), Washer/Dryer, Hood Fan, Induction Cooktop, Window Coverings including rods and draperies, Garage Door Opener + Control (s), Pergola, Google Doorbell Camera, Central Vacuum + Attachments, 6 Wall TV Mounts

Fully developed with 2ND KITCHEN, heated garage, and 3 bedrooms up&mdash;this MOVE-IN READY VANIER WOODS home offers the space and flexibility today&rsquo;s families are looking for. This quality-built home is ideally located close to schools, the Collicutt Centre, parks, and transit&mdash;PERFECT FOR GROWING FAMILIES. The upper level offers 3 spacious bedrooms, including a primary suite that easily accommodates a king-sized bedroom set, complete with a walk-in closet and SPA-INSPIRED 5-piece ensuite. A bright BONUS ROOM provides flexible space for a playroom, office, or second living area, along with a full 4-piece bath. The main floor features an OPEN-CONCEPT layout designed for everyday living and entertaining, with a warm MAPLE KITCHEN, corner pantry, eat-up island, and cozy gas fireplace. Step outside to the extended deck with PERGOLA and gas hookups, overlooking a FULLY FENCED, low-maintenance vinyl fencing&mdash;ideal for kids and pets. The fully developed basement adds exceptional flexibility and value, featuring IN-FLOOR HEATING, a SECOND KITCHEN with QUARTZ ISLAND and INDUCTION COOKTOP, a bedroom, and a beautifully finished 3-piece bath&mdash;perfect for IN-LAWS, or BILLET families. Additional highlights include GRANITE COUNTERTOPS throughout, 30-year shingles, hot water on demand, Lennox high-efficiency furnace, heat recovery system, Sol-R-Shield vinyl-clad windows, HEATED GARAGE, central vacuum, STAINLESS STEEL APPLIANCES, new upper and basement flooring, and HOT TUB WIRING. PROFESSIONALLY DEVELOPED with permits&mdash;offering PEACE OF MIND and true move-in-ready living.