



**118 Viscount Drive
Red Deer, Alberta**

MLS # A2297291



\$679,900

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

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

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

Discover this QUALITY BUILT HOME in a desirable southeast RED DEER, location perfectly situated close to schools, rec centers and major bus routes. Upstairs, you'll find three spacious bedrooms, including a beautiful primary suite featuring a walk-in closet and a LUXURIOUS spa-inspired 5-piece ensuite complete with granite countertops!! A well appointed 4-piece bathroom serves the additional bedrooms. The upper level also offers a LARGE BONUS ROOM- ideal for relaxing or gathering with the whole family. The main floor boasts an OPEN-CONCEPT design with a stunning MAPLE KITCHEN, complete with a corner pantry and a generous eat up island. The cozy gas fireplace can be enjoyed from the dining area and kitchen. Step outside to an extended deck featuring a PERGOLA and convenient gas hookups for your BBQ and patio heater, great for entertaining family and friends. The yard is FULLY FENCED with low maintenance vinyl fencing, offering both PRIVACY and PEACE OF MIND. The fully developed basement offers ITS OWN KITCHEN, making it ideal for IN-LAWS, GUESTS, MULTI-GENERATIONAL living or BILLET families. Designed with both COMFORT and STYLE in mind, it features EFFICIENT in-floor heating for year-round warmth, along with brand new flooring that gives the space a FRESH, MODERN FEEL. It is both FUNCTIONAL and INVITING, complete with a SPACIOUS QUARTZ ISLAND, INDUCTION COOKTOP that's ideal for cooking, dining, or entertaining. There is also a generously sized bedroom and a beautifully finished 3-piece bathroom, HIGHLIGHTED by a CUSTOM SHOWER that adds a touch of LUXURY. BRIGHT, PRIVATE and thoughtfully laid out, this basement is a rare find and adds INCREDIBLE VERSATILITY to the home! Other great features include: granite countertops throughout, 30 yr shingles,

hot water on demand, Lennox high efficiency furnace, Sol-R-Shield vinyl clad windows, Lennox Heat Recovery system, VINYL FENCE, OPERATIONAL IN FLOOR HEAT, GARAGE HEATER, central vacuum, STAINLESS APPLIANCES, All new flooring on upper and basement levels, Wired for HOT TUB. All permitted and PROFESSIONALLY DEVELOPED. Nothing left to do but move in RELAX and ENJOY the LUXURY you deserve.