



**88 Valentine Crescent  
Red Deer, Alberta**

**MLS # A2300378**



**\$549,900**

<b>Division:</b>	Vanier Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Lawn, No Neighbours Behind		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

If you've been looking for a clean, move-in ready home in Vanier Woods with a layout that actually works well for a family, this one is worth a look ~ The first thing most people notice when they walk in is the vaulted ceiling and how much natural light fills the living room. It just feels open right away ~ The gas fireplace makes the space comfortable in the winter, and the hardwood floors through the main living area give everything a finished feel ~ The kitchen is set up the way families actually use a kitchen. There's plenty of prep space, newer appliances, a raised eating bar for quick mornings, and a dining area that works just as well for everyday meals as it does when everyone comes over ~ One of the best features of this home is the layout. There are three bedrooms on the main floor, which is something a lot of young families are specifically looking for. The primary bedroom has its own walk-in closet and ensuite, and the other two bedrooms upstairs make great kids' rooms or a home office setup ~ Downstairs, the fully finished walkout basement gives you two distinct living areas, another bedroom, and a full bathroom. Whether it's a TV space for the kids and a quieter sitting area for adults, room for teenagers to spread out, or space for guests to stay comfortably, the lower level adds a lot of flexibility to how the home can be used ~ Outside, the backyard setup makes summer easy. There's an upper deck for BBQs and a covered patio below when you want some shade. The property backs onto a strip of greenspace with a road beyond it, which means you don't have neighbours directly behind you ~ Vanier Woods continues to be one of the most popular neighbourhoods on the southeast side of Red Deer for a reason. You're close to parks, walking trails, schools, and shopping, and it's an easy area to get around from

day to day ~ If you've been waiting for a bright walkout bi-level with a double attached garage and a functional family layout in a great neighbourhood, this is one you'll want to see.