



**60 vanson Close
Red Deer, Alberta**

MLS # A2300614



\$539,900

Division:	Vanier Woods		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,205 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

Some homes just feel comfortable the moment you walk in, and this is one of those homes ~ Right away, the entry stands out. It's wide, open, and actually gives you space to come in, set things down, and take your boots off without bumping into each other. There's a natural spot by the front window with a bench or seating area, which makes everyday life easier, especially through the winter months ~ As you head upstairs, the vaulted ceiling and natural light open the main living space up right away. The hardwood floors and gas fireplace make the living room feel warm and welcoming, and everything flows nicely into the kitchen and dining area so the space works the way real life works ~ This is a modified bi-level, which gives the primary bedroom its own private upper level. That separation makes a big difference. It feels quieter, more like its own retreat, with a walk-in closet and ensuite ~ There's also a second bedroom on the main floor that works well for a child's room, guests, or a home office depending on what you need most ~ Downstairs, the walkout basement adds even more flexibility with another bedroom, a full bathroom, and a comfortable second living space that works perfectly for movie nights, teenagers, guests staying over, or just having somewhere else to relax ~ Outside is where this property really starts to stand out ~ The yard sits on a partial pie lot with RV parking off the back alley, which is something buyers are always hoping to find in this neighbourhood. Between the upper deck and the covered patio below, you get two usable outdoor spaces depending on the season or time of day ~ The attached double garage also features in-floor heat, which makes winters a whole lot nicer ~ Located on a quiet close in Vanier Woods, you're close to parks, trails, schools, and shopping, which is exactly why so many

people choose to stay in this part of southeast Red Deer long term ~ If you've been waiting for a walkout home with a private primary suite layout, RV parking, and a heated garage in Vanier Woods, this one is worth seeing in person.