



**220 Vancouver Crescent  
Red Deer, Alberta**

**MLS # A2126229**



**\$849,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Vanier East   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,891 sq.ft.  | <b>Age:</b>   | 2012 (12 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Driveway, Garage Faces Front, Heated Garage, Triple Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.15 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Landscaped                          |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air, Natural Gas               | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Metal Siding , Shingle Siding, Wood Frame                     | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Central Vacuum, Closet Organizers, Walk-In Closet(s), Wet Bar |                   |    |

**Inclusions:** FRIDGE, GAS STOVE, BI DISHWASHER , BI MICROWAVE, WASHER, DRYER, BI DISHWASHER/BASEMENT, BEER FRIDGE, ALARM SYSTEM, WATER SOFTENER, CENTRAL VACUUM AND ALL ATTACHMENTS, 2 GARAGE DOOR OPENERS AND CONTROLS AND ALL WINDOW COVERINGS

~Welcome home~ This Stunningly beautiful MODERN bungalow features an OPEN AIRY OMBIANCE throughout. Greeted by a spacious tiled entrance, a bedroom/office to the right of the front door, and a full 4 piece bathroom! AN OPEN CONCEPT, a beautiful WHITE KITCHEN, granite counters, 11 ft GRANITE ISLAND, built in wine rack , walk in pantry, and gas stove/upgraded stainless appliances. A spacious dining room that leads to the maintenance free stone patio. The living room seamlessly joined to the dining features 16 ft ceilings, a gas fireplace with stone from floor to ceiling and lots of modern LED lighting throughout. The primary bedroom located on the main floor features a walk in closet with built in shelving and drawers, a two sided gas fireplace, shared with the magnificent spa like ensuite. This is a retreat all on its own featuring a large soaker tub, dual sings, a custom tiled shower, and water closet. Surround sound throughout the main floor and back patio! This architecturally designed masterpiece built by LARKAUN HOMES in 2013, offers 3371 of MODERN LIVING! This stunning former KINSMEN SHOWHOME features central air conditioning, operational in floor heat, heated TRIPLE GARAGE with upgraded LINEX FLOORING, SEAMLESS STEAL SIDING, MAINTENANCE FREE PATIO, VINYL FENCE, GARDEN SHED, CURBED FLOWER BEDS, INGROUND SPRINKLER SYSTEM, AGREGATE DRIVEWAY, CUSTOM DRAPERIES, UPGRADED LIGHTING, water softener. This beautiful home is an unparalleled example of MODERN ELEGANCE. The fully developed basement boasts a full size WET BAR, with built in dishwasher and beverage fridge and a 20x40 family room with projector screens. Two large bedrooms and a spacious 3 piece bathroom. Situated in the desirable SOUTH EAST subdivision of Vanier

East, surrounded by PAVED WALKING TRAILS, bus routes, and walking distance to schools and EAST HILL SHOPPING.