



**24 Violet Place**  
**Red Deer, Alberta**

**MLS # A2127478**



**\$870,000**

<b>Division:</b>	Vanier Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,688 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	City Lot, Pie Shaped Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Stone Counters, Walk-In Closet(s)		

**Inclusions:** Fridge, double wall ovens, double drawer dishwasher, Washer, Dryer, all window coverings, garage door opener and remote(2), all tv's and mounts, bar fridge, bar dishwasher, surround sound equipment, central vac and all attachments, a/c, trundlebed, shed

Experience the epitome of refined living at 24 Violet Place, where luxury and functionality harmonize seamlessly. Crafted by Sorento Homes, this residence transcends expectations with over 3,200 square feet of meticulously curated space, ideal for discerning downsizers or families seeking opulence without the extravagant price tag. Arrive to the convenience of an oversized double attached garage, heated for your comfort, and a pie-shaped lot backing onto scenic walking trails, offering both accessibility and serenity. Step inside to discover a sanctuary of style and comfort. Hardwood floors adorn the main level, enhanced by soaring ceilings and an open layout that effortlessly invites natural light to dance through the space. The heart of the home, the chef's Kitchen, is a culinary haven boasting dark wood tone cabinets, stone counters, and premium appliances including dual wall ovens, dishwashers, and an oversized fridge. A pot filler above the cooktop and a spacious central island add practical elegance, while the adjacent Dining Room offers picturesque views of the balcony and yard. Entertain in the expansive Living Room, anchored by a captivating gas fireplace that blurs the lines between indoor and outdoor living. The main floor Master Suite exudes luxury with its feature wall, fireplace, and a lavish Ensuite complete with a stunning tile shower, soaker tub with mounted TV, and a walk-in closet with built-ins. Downstairs, the fully finished walk-out basement provides endless entertainment possibilities with a large Bar area, Theater space, and spacious Rec Room. Two additional Bedrooms, each with access to their own 4 Piece Bath, ensure privacy and comfort for guests or older children. Outside, the covered rear balcony spans the width of the home, is wired for a hot tub, and overlooks the beautifully landscaped yard with underground sprinklers, offering a tranquil retreat for

relaxation. It also has the luxury of a gas fireplace, double sided with the indoor Living Room, and is covered in flexstone for a stylish finish. Additional features adding value include an aggregate driveway, central air conditioning, and central vac. Situated in the vibrant South Red Deer neighborhood, minutes from transit, amenities, and services, this exceptional home offers a perfect fusion of luxury, convenience, and tranquility. With plenty of space for entertaining or everyday life, it's time to indulge in the epitome of modern living without the million dollar price tag at 24 Violet Place!