



**12 Valentine Crescent
Red Deer, Alberta**

MLS # A2132555



\$719,900

Division:	Vanier Woods		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,569 sq.ft.	Age:	2007 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lake, Landscaped, Underground		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Fridge, Gas Stove, Dishwasher, Microwave, Wine Fridge, Washer, Dryer, Window Coverings, Garage Door Opener & Control, Hot Tub

Offering the perfect blend of comfort and character this picturesque home is nestled within a serene neighborhood. Timeless elegance of the stucco clad exterior plus a harmonious blend of custom stone work exudes the curb appeal. A generous front living room bathed in natural light with large windows is also complimented with a cozy fireplace for evenings of relaxation. An entire kitchen renovation was just completed which offers an endless array of rich maple cabinetry, full surround Quartz countertops, display cupboards, Herringbone decorative tile back splashes, deep corner pantry plus large conversation island. Top of the line black stainless steel appliances which also include an upgraded gas range and commercial style hood fan. Kitchen also offers hard wired LED lighting under the cabinets and island creating a soft ambiance plus a custom designed metal railing to tie everything in. Welcome any family gathering in the sizable dining area with garden doors leading out to the back. Perfect design for the growing family offering three large bedrooms plus laundry on main level. The sumptuous Primary bedroom is a wonderful retreat offering more than enough room for King size furniture, soothing corner fireplace, deep walk in closet, garden door access to the back plus your own private en suite complimented by a separate jetted tub & shower. Follow downstairs to the finished basement which amplifies the additional amount of space this home offers. A perfect area for your home office or even small studio allows room for an executive style desk and file cabinet. Spacious games area for both young and old offers room for Foos ball table, stand up Pin Ball machines plus even large wall mounted chalk board for the artists. There is even a hidden door to access the electrical panel and storage space. Enjoy the brand new Theater room just finished and ready for you to feel

the sound and experience. Room for tiered seating, 7.1 sound system, custom designed paneling, trayed ceiling, full lighting effect with specialty sconces and your very own wet bar so you wont miss a moment of the show. Two extra large guest bedrooms perfect for family visits. A beautiful spa like bathroom as well with full glass shower, deep soaker style bath tub plus granite counter on the large vanity. Home offers AC, boiler, oversize HW tank plus the main and basement floors are all hot water heated. Head outside and spend hours enjoying your custom designed West facing deck. Stone pillars each designed with metal caps which illuminate at night. Plenty of room for two sets of patio furniture, gas line for bbq, vinyl coated surface for weatherproofing plus concrete storage space underneath. Relax in the drop down hot tub with view out from the glass panels. This home ideally backs onto a walking path plus green space which leads to the large neighborhood lake wonderful for evening strolls or even daytime enjoyment. Wonderful family oriented community with loads of amenities nearby.