



**22 Vienna Close
Red Deer, Alberta**

MLS # A2141343



\$779,000

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,185 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Level		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: TV brackets.

Don't overlook this exceptional family residence situated in a serene neighborhood close to shopping, walking paths, and parks. This magnificent home was custom-built for the current owners. As you enter the bright open foyer with multiple windows, you'll be greeted with ample natural light. The spacious living room boasts a beautiful gas fireplace with a floor to ceiling stone hearth. The chef's kitchen is elegantly designed with plenty of counter and cabinet space, a built-in wine rack, a large island with granite countertops, and a stunning herringbone design subway tile backsplash. Additionally, there is a large walk-through pantry that leads to the back boot room with built-in lockers. The main floor also includes a generous dining space and a convenient two-piece powder room. Moving upstairs, the second floor features a unique layout that separates the large bonus/family room from the bedrooms. The expansive master suite offers plenty of natural light, a walk-in closet with organizers, and a luxurious ensuite bath with a tiled walk in shower and dual vanity. The laundry is conveniently located upstairs near the bedrooms, which include two additional large bedrooms and a full bathroom. The basement is perfect for entertaining, featuring a full-length bar with rich cabinetry and a stone feature wall, a spacious recreation room, an additional bedroom, and a beautifully tiled shower. There is also a bold, stylishly finished office space with built-in cabinetry and wood paneling. This elegant home also boasts a large covered deck with a vaulted ceiling and an impressive wood-burning fireplace, perfect for cozy Alberta evenings. The fully fenced yard is beautifully landscaped with shrubs, lawn, shed, raised garden boxes, and a lower patio off the deck. Located in a prestigious neighborhood in southeast Red Deer, this property is close to picturesque walking paths and water.

features. The perfect place to start your new journey.