



**262 Viscount Drive  
Red Deer, Alberta**

**MLS # A2143736**



**\$519,000**

<b>Division:</b>	Vanier East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,443 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landsc		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this beautiful bi-level in Vanier Woods, boasting rich chocolate vinyl siding, complimented by stunning stone work. The double attached garage is finished and heated to accommodate your vehicles during our cold winters. Greet your guests under the covered porch and into the large tiled foyer. Just a few steps up into the spacious open floor plan. Lovely laminate flooring leads you through the hub of the home. The kitchen features rich dark cabinetry, stainless steel appliances, a large pantry, and a peninsula breakfast bar. The dining room boasts a beautiful built-in for mixing beverages and additional storage. The large living room is anchored by a gorgeous gas fireplace and is surrounded with grand windows. Dine inside or step thru the garden door to enjoy the warmth of the west facing deck. Fire up the grill under the shelter of the handsome arbor feature. The backyard is beautifully landscaped with a fabulous firepit area, along with additional under deck storage and a side shed. The hot tub is negotiable and rests perfectly on a tiered paved patio. Fully fenced for the pets and kids to safely play, with easy access to the back alley and adjacent to a green space. Back inside, two generous bedrooms and a 4-piece bathroom provide convenient accommodations for the children. A few steps up and you will find the spacious primary suite. You will enjoy the wonderful walk-in closet and 3-piece ensuite. The lower level of the home offers a great space for gathering for game or movie nights. Cuddle up with the added comfort of the electric fireplace. The large windows allow for loads of natural light. An additional bedroom provides a cozy place for company. The oversized furnace room features laundry and oodles of storage. In floor heat has been roughed in, the hot water tank has been recently replaced, and Central Air will keep this home comfortable

during those warm summer months. Located in a sought after south-east neighborhood of Red Deer, conveniently close to several schools, shopping, parks, and walking paths. Pride of ownership is largely apparent in this lovely home. Schedule your showing as soon as possible!