



**152 Vanson Close
Red Deer, Alberta**

MLS # A2149738



\$699,900

Division:	Vanier Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,490 sq.ft.	Age:	2008 (16 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

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

Features: Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Water Softener, Reverse Osmosis System, Curtain Rods, Blinds, Patio Heater, Shed, Deck w/ Shelves in Office, Tv Bracket in Bsmt

Discover the essence of space in this uncrowded fully developed two story home offering 6 bedrooms plus an office. Designed with quality as well as function this custom Levi Rio home will meet all the expectations of your family requirements. A welcoming covered front veranda provides an intimate area for a bistro table to enjoy an evening sunset. The stunning entrance way reveals the great attention to detail that was put in with the hand scraped hardwood flooring plus gorgeous wood work with thick crown moldings. Enjoy a chef's paradise with the granite counters, stainless steel appliances, huge center island with sill granite under mount sink, loads of cup board space with display cabinets, plenty of drawers plus a deep corner pantry. Pass thru the decorative arch which draws you into the sophisticated living room featuring soothing gas fireplace complimented with stone work and mantle. Exquisite dining area offers plenty of room to host your family and guest. The spacious upper level offers a bonus family room great for media or even studio space. The sumptuous Primary bedroom boasts unlimited views to the south, room for a King size suite of furniture, huge walk in closet with custom shelves and racking plus a generous en suite with double vanity, shower and water closet. Two additional bedrooms plus another 4 piece bath is ideal for the young family but also don't overlook the upper level laundry room with sink, folding counter and extra cabinets for convenience. Your fully developed basement offers another extension of usable space for your needs. The media area is perfect for streaming your favorite shows or gaming area. Three excellent size bedrooms are perfect for the teenagers or extended family visits plus there is the additional four piece bath for everyone to use. Mechanically this home is loaded, A/C for the summer, In Floor heat for winter,

HVAC system for better air quality, water softener for conditioning , Reverse Osmosis system to the fridge line, On Demand Hot Water so you never run out plus under ground sprinkler system. Head outside and enjoy sitting in the full length south facing back deck overlooking the well manicured backyard. Partially covered for weather options, gas line for bbq plus steps down to the well manicured and easy to maintain backyard. Home also backs onto a large green space with an unobstructed view to the beautiful south farmland. Heated attached garage with epoxy finished floor is ideal for vehicle storage and protection. Located in a quiet close your family will truly enjoy the security and lifestyle this home has to offer. Why not make it yours today?