



**GRASSROOTS**  
REALTY GROUP

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**14 Vienna Close  
Red Deer, Alberta**

**MLS # A2212205**



**\$724,900**

<b>Division:</b>	Vanier East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,889 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Storage, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Hood Fan, Wine Fridge, Central Vac & Attachments, Alarm Monitor, Tv Mounts x2

Step into this beautifully designed modified bi-level which offers the perfect blend of style, comfort and location. Surrounded by prestigious homes in a sought after neighborhood this property stands out in a stunning place to call home. Be welcomed in with the generous front landing which offers a seamless flow to both levels. The main area is an absolute show stopper which offers gleaming hardwood floors, soaring vaulted ceilings and a striking floor to ceiling two sided gas fireplace that adds warmth and wow factor. A spectacular kitchen design offers endless cabinetry countless storage drawers, full surround granite counters, massive center island with room for seating, deep corner pantry plus all matching stainless steel appliances. The back living room features a large window that floods the space with natural light creating a warm atmosphere. Two main level bedrooms on opposite sides fitting for separation, full four piece bath, linen closet plus convenient walk in laundry ideal for a step saver between floors. Follow upstairs to your Primary bedroom retreat. The generous bedroom size allows for King size furniture with plenty of walk around space. Two walk in closets and a spa inspired en suite that features heated tile floors, double vanity plus a separate tub and shower. The completed basement is well designed offering a generous family room perfect for hosting and entertaining. Two additional bedrooms perfect for the teenagers or extended guests to stay over plus a full four piece bath. A massive storage room is an added bonus to keep all of your seasonal items organized and out of sight. Full mechanical package for the home is highlighted with tankless hot water system, high efficiency furnace, A/C, under floor heat, water softener and built in vac. The oversize double attached garage offers a rough in for gas furnace, catch basin drain plus

plenty of room for cabinets or shelving. Enjoy the beautiful summer days to come on your large West facing deck. Gas line for bbq, extra space for the patio furniture plus full storage area underneath. Beautifully landscaped yard which is low maintenance plus offers an outdoor appeal with added privacy, small dog run and even backs onto a green belt for separation of homes. Step outside your door and be immediately connected to the neighborhood walking trails that tour you around the peaceful natural pond or link you to the endless city system. Live where beauty meets function and make this house your home for you.