



**205 Van Slyke Way  
Red Deer, Alberta**

**MLS # A2289437**



**\$764,999**

<b>Division:</b>	Vanier East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,354 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** Speakers and the receiver in the basement, Sheds X2, Washer/Dryer X2, blinds/ window coverings

Welcome to this move-in-ready two-storey in the highly sought-after Vanier East subdivision. This well-built home offers tremendous space, thoughtful design, and exceptional functionality for families, professionals, and entertainers alike. The sunny main floor features rich hardwood flooring and granite countertops within a warm, inviting open-concept layout. The generously sized gourmet kitchen provides ample usable space, a practical and accommodating design, and seamless flow into the dining and living areas—perfectly suited for everyday living or hosting guests. A private office, welcoming foyer, convenient mudroom, and 2-piece bath add flexibility and convenience. Upstairs offers four sizable bedrooms, including a spacious primary suite with walk-in closet and private ensuite. A large bonus room creates additional living space ideal for relaxation, work, or play, while upper-floor laundry enhances everyday efficiency. The fully developed walkout basement expands the home’s versatility with an additional bedroom, full bathroom, second laundry area, and a professionally designed media room complete with installed speakers and subwoofers—delivering an unforgettable entertainment experience. Step outside to the durable composite deck overlooking a peaceful backyard—ideal for al-fresco dining or quiet evenings. The extended concrete driveway, double attached garage, and two sheds provide ample parking and storage solutions. Additional upgrades include high-end appliances, an on-demand hot water system, water softener, humidifier, and HRV unit—enhancing comfort, efficiency, and year-round air quality. Located in a prime, family-friendly neighbourhood close to parks, schools, and amenities, this striking and beautifully cared-for home offers space, comfort, and lifestyle appeal that truly stands out.