



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

MLS # A2304630



\$599,900

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,646 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Silent Floor Joists, Vinyl Siding	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Stove, fridge, hoodfan, microwave, b/i dishwasher, garage door opener, window coverings, washer & dryer, AC, hot tub and cover/chemicals, living room tv, all attached tv mounts, 4 kitchen stools.

Amazing, private street appeal. Aggregate driveway! Covered front veranda with aggregate steps! Welcoming, upgraded front door leads you into a master piece built by Bella Rosa homes. This home is loaded from top to bottom with high-end upgrades and features throughout. Be impressed by the high coffered ceilings in the living room, the stunning tiled gas fireplace, numerous pot lights and large west facing window overlooking the fenced and landscaped yard. The gorgeous GRANITE kitchen boasts overhead wood beams, two tone cabinets, high-end SS appliance, large island with seating for 4, electric range with floating hood fan, crown moldings and full tile backsplash and walk-in panty! The upper level will not disappoint with three good sided bedroom a 4pce bath (GRANITE) and 2 storage closets. The massive primary suite will accompany large bulky furniture, spacious walk-in closet with built in storage, plus it hosts a spa like ensuite with GRANITE counters, his/her sinks, free standing tub and a 6ft, two person tiled shower. The lower level is fully finished with a wonderful teenager bedroom, large family room, massive storage area, plus another quality 4pce bath with GRANITE counters. The lower level also offers in-floor operational heat and high ceilings. This wonderful home backs onto the community walking trails with access to many parks! Other features include main floor laundry, central AC, heated garage and massive two tiered west facing deck plus hot tub included.