



**22 Vienna Close
Red Deer, Alberta**

MLS # A2312934



\$799,900

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,563 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, No Back Lane, Street Lighting, Undergro		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Shed

A fully developed two storey on a close in Vanier backing onto a greenbelt! The curb appeal is accented by the aggregate front driveway. The tiled front entryway greets you to the open style floor plan with luxury vinyl plank flooring. Ceiling height, soft close kitchen cabinets are complemented by herringbone full tile decorative backsplash, granite countertops, an island with an eating bar, pot/pan drawers, stainless steel appliances including a gas stove, a sil graniet sink, crown moldings, wine storage, decorative shelving and a walkthrough pantry. The dining room has patio doors to the sunroom that features floor to ceiling natural light, vaulted ceilings with a decorative beam & a stone surround wood burning fireplace. Relax in the living room next to the gas fireplace that has built in cabinetry and a floor to ceiling stoned gas fireplace. The back entry way is tiled, with built-in cubbies and a sweep vac pan. There is a tiled powder room. Follow the maple and wrought iron railings upstairs to the large bonus room with vinyl plank flooring, vaulted ceilings & a view out to the pond (through the neighbouring homes). The king sized primary bedroom features multiple windows for natural light, a walk in closet and a 4 piece ensuite with double sinks, a massive custom glass/tile shower, a window and a linen closet. There are 2 additional bedrooms and a 4 piece bathroom. The basement has a family room complete with a wet bar with stone accents. Follow the double glass french doors to the executive style office with custom cabinetry with glass and maple fronts & a maple feature wall. There is a 4th bedroom and a 3 piece bathroom with a custom glass/tile shower with a bench. There is a high efficient furnace, a newer high efficient tank (December 2022), a water softener, underfloor heat in the basement and a Venmar HRV. The lovely backyard has a lower level patio (with gas), curbed flower

beds, a shed, vinyl side fences and a wrought iron back fence to the greenbelt. Features: phantom screen door, upgrade baseboards and casings, underground sprinklers, added in the last few years: A/C, new furnace motor, epoxy floor in the garage & stairs off the deck. This home is located in a fantastic location on a close, just steps away from the pond and walking trails.