



**99 Vancouver Crescent
Red Deer, Alberta**

MLS # A2317164



\$629,900

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,791 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, No		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	2-38-27-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: Backyard firepit pergola

Welcome to 99 Vancouver Crescent in desirable Vanier East! This beautifully maintained two-storey walkout home offers nearly 1,800 sq. ft. above grade, backs directly onto a green space and walking path, and showcases stunning east-facing views from every level. The main floor features an inviting open-concept design with large windows, a spacious living room highlighted by a gas fireplace, and a well-appointed kitchen complete with quartz countertops, stainless steel appliances, a large island, corner pantry, and convenient walkthrough pantry leading to the heated double attached garage. The bright dining area overlooks the backyard and opens onto an expansive, upgraded covered deck, creating the perfect space to enjoy your morning coffee or entertain while taking in the peaceful views. Upstairs you'll find a spacious bonus room, another fireplace, convenient upper-floor laundry, three bedrooms, and a full bathroom. The primary suite offers a walk-in closet and a luxurious 5-piece ensuite featuring dual sinks, a soaker tub, and separate shower. The partially developed walkout basement adds valuable living space with a large family room while still offering future potential with bathroom rough-ins already in place. Step outside to a beautifully landscaped yard and enjoy the screened-in lower patio, providing a comfortable outdoor retreat throughout the seasons. Additional features include in floor heating, central vacuum, closet organizers, a heated double attached garage, landscaped grounds, and an excellent location on a quiet street close to parks, schools, shopping, and extensive walking trails. A rare opportunity to own a thoughtfully upgraded walkout home backing onto green space in one of Red Deer's most sought-after neighbourhoods.