



**58 Village Crescent
Red Deer, Alberta**

MLS # A2321377



\$619,999

Division:	Vanier East		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,251 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Recessed Lighting, Storage, Vinyl Windows, Wet Bar		

Inclusions: Hot tub & hot tub cover

Welcome to this beautifully appointed 2019 build bi-level, ideally situated on a quiet crescent in the highly desirable community of Vanier. Featuring 5 bedrooms, 3 full bathrooms, and 9-foot ceilings on both levels, this home offers the perfect blend of modern style and functional living. The open-concept main floor showcases contemporary finishes throughout, while the spacious primary suite features a private 4-piece ensuite. Downstairs, the fully developed walkout basement is designed for entertaining with a wet bar, games area, and direct access to the enclosed hot tub space and low-maintenance gravelled fire pit area. Enjoy year-round outdoor living from the beautifully constructed, fully enclosed pergola on the upper deck with sealed flooring, creating a private extension of your living space. The heated oversized, double-detached garage (previously used as a photography studio) has been fully finished with insulation, drywall, fresh paint, and sealed floors. It also features smartphone-controlled openers, giving incredible flexibility for hobbies, a home-based business, or a polished space to park your prized possessions. Currently operating as a successful Airbnb, this exceptional property offers a rare combination of modern comfort, outstanding entertaining spaces, and income potential should you choose to continue benefiting from its success.