



GRASSROOTS
REALTY GROUP

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601, 339 Viscount Drive
Red Deer, Alberta

MLS # A2328132



\$424,900

Division:	Vanier East		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,486 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Closet Organizers, Vinyl Windows, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 329
LLD:	-
Zoning:	R-H
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Control, Built-In Vac & Attachments

Welcome to this rare executive-style end-unit condo in the beautifully maintained Savannah complex. Thoughtfully customized with the builder from the outset, the original owner incorporated numerous upgrades and premium finishes during construction, creating a home that stands apart from the rest. Fully developed from top to bottom, this property offers an exceptional amount of beautifully finished living space. The impressive living room is highlighted by soaring ceilings, oversized windows that flood the space with natural light, and a cozy gas fireplace that creates a warm and inviting atmosphere. Whether relaxing after a long day or entertaining guests, this bright, open space is sure to impress. The upper level features a stunning custom kitchen and dining area complete with granite countertops, a raised eating bar, an undermount Silgranit sink, rich espresso-stained maple cabinetry with soft-close drawers and doors, an added pantry cabinet, upgraded stainless steel appliances, and a gas range. The spacious dining area easily accommodates a larger table for family gatherings and entertaining, while a conveniently located two-piece powder room completes the level. The popular twin primary bedroom layout is ideal for professionals, roommates, or guests. Each generously sized bedroom offers its own walk-in closet and private four-piece ensuite featuring granite countertops, raised vanities, upgraded faucets, and soft-close cabinetry. The conveniently located upper-floor laundry room is situated just off the bedrooms, eliminating trips up and down the stairs. The professionally finished basement provides excellent additional living space and offers incredible flexibility. Whether you envision a family room, media space, games room, home office, or fitness area, this level can accommodate your lifestyle. A full four-piece bathroom, finished to match the quality and design

of the home's other bathrooms, adds even more convenience. Step outside to enjoy your east-facing patio overlooking your own private, fully fenced yard—an ideal place to enjoy your morning coffee or unwind on warm summer evenings. A gas line has already been installed for future BBQ hookups. The double attached garage provides secure parking and additional storage, while the full front driveway offers extra parking for guests. Low monthly condo fees allow you to enjoy a maintenance-free lifestyle with more time to spend doing what you love. Combined with its exceptional upgrades, functional floor plan, and prime location in one of the area's most desirable, well-managed complexes, this outstanding home is sure to exceed your expectations.