



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**58 Village Crescent
Red Deer, Alberta**

MLS # A2329383



\$589,900

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:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Hot tub, hot tub cover, firepit

Welcome to this bright, clean and beautifully appointed 2019 bi-level, ideally situated on a quiet crescent in the highly desirable community of Vanier. Featuring 5 large bedrooms, 3 full bathrooms, and 9-foot ceilings on both levels, this home offers the perfect blend of modern style, functional living and the kind of backyard privacy everyone desires. The open-concept main floor showcases contemporary finishes throughout, while the spacious primary features a 4-piece ensuite. Downstairs, the fully developed WALK-OUT BASEMENT is designed for entertaining with a wet bar and games areas, 2 nicely sized bedrooms, in-floor heating 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 WEST-FACING DECK with custom cedar shutters, creating a private extension of your living space. The heated OVERSIZED, heated 24'x26' detached garage has been fully finished with insulation, drywall, fresh paint and new smartphone-controlled openers, giving incredible flexibility for hobbies, a home-based business, or a polished space to park your prized possessions. Appreciate the benefits of a move in ready, clean, PET-FREE and SMOKE-FREE home that has been meticulously cared for and SHOWS LIKE NEW! This exceptional property offers a rare combination of modern comfort, outstanding entertaining spaces, and space for a large family or extra guests. Remaining balance of progressive new home warranty also transferable to new owner.