



GRASSROOTS
REALTY GROUP

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100 Vincent Close
Red Deer, Alberta

MLS # A2332128



\$619,900

Division:	Vanier Woods		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,805 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Aggregate, Alley Access, Double Garage Attached, Heated		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating: In Floor, Forced Air, Natural Gas

Floors: Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Features: Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Refrigerator, Stove, Microwave Hood Fan, Dishwasher, Water Softener, Central Air Conditioner, Central Vacuum & Attachments (as-is), Garage Door Opener & 1 Remote, All Window Coverings, All Attached Shelving

Situated in the sought-after neighbourhood of Vanier Woods, this beautifully maintained family home offers 5 bedrooms, 3 bathrooms, a heated 24x26 attached garage, RV parking, and a thoughtfully designed layout that perfectly balances everyday functionality with comfortable living. The spacious entryway welcomes you to the home with access to the laundry room off of the garage or easy access upstairs or down. The bright living room, highlighted by a tile-faced gas fireplace with custom built-ins and an upgraded automatic blind is an added feature and highlight of the home. The stunning kitchen has been refreshed with professionally painted cabinetry and showcases stainless steel appliances, an abundance of storage, a corner pantry, full tile backsplash, granite overlay countertops, and a tiered island that provides additional seating for family and guests. The dining area opens onto a maintenance-free covered deck complete with built-in speakers and a BBQ gas line, creating the perfect space for outdoor entertaining. The fully fenced and landscaped backyard also features a large aggregate RV parking pad, offering plenty of room for all your recreational vehicles and outdoor gear with under deck storage. The main floor includes two generous bedrooms along with a beautifully updated 4-piece family bathroom featuring a new tiled tub surround and elegant quartz countertops. Privately situated above the garage, the spacious primary retreat boasts an oversized walk-in closet and a fully renovated ensuite complete with a custom tiled shower, quartz countertops, and stylish modern finishes. The fully developed basement offers exceptional additional living space, including a versatile flex area currently used as a playroom but offers R/I for a future wet bar. You'll also find two large bedrooms, perfect for teenagers or guests, along with a

newly finished family theatre room featuring rough-in surround sound for the ultimate movie night experience. Additional upgrades and features include fresh paint throughout, upgraded blinds, select updated lighting, central air conditioning, a water softener, central vacuum, oversized driveway, tankless hot water (2021), operational in-floor heat in both the basement and heated garage, and a fully finished garage that is drywalled and painted. Lovingly cared for and thoughtfully updated, this exceptional family home is truly move-in ready and offers the perfect blend of style, comfort, and functionality for today's growing family.