



GRASSROOTS
REALTY GROUP

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40 Vienna Close
Red Deer, Alberta

MLS # A2333561



\$929,900

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,624 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed

Built by Platinum Homes, this beautifully upgraded two-storey offers exceptional quality and an ideal location on a quiet family-friendly close, backing onto a private treed reserve. Designed with both comfort and entertaining in mind, the open-concept main floor features a stunning chef's kitchen with a large island, granite countertops, premium appliances, and a spacious dining area. The inviting living room showcases custom built-in cabinetry, while garden doors lead to a private two-tier deck overlooking the peaceful backyard. A spacious mudroom with custom lockers, a versatile den/office, and a convenient 2-piece bath complete the main level. Upstairs you'll find three generous bedrooms, including the impressive primary suite with dual closets and a luxurious 5-piece ensuite featuring heated tile floors, double vanities, a soaker tub, and a steam shower. The upper-level laundry room adds everyday convenience, while the additional bedrooms share a well-appointed 4-piece bathroom. The fully developed basement offers the comfort of in-floor heat and includes two additional bedrooms, a large family room, and a 4-piece bathroom, providing plenty of space for family or guests. Additional highlights include a finished, heated garage with in-floor heat, two 9' x 9' overhead doors, two floor drains, and an EV charger. This exceptional home combines thoughtful upgrades, functional design, and a sought-after location in one outstanding package. Recent upgrades include new luxury vinyl plank flooring on the staircase and throughout the upper level, six new windows, stylish new light fixtures including statement chandeliers in the front entry and kitchen, and a newly resealed driveway. The home also features central air conditioning for year-round comfort.

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