



GRASSROOTS
REALTY GROUP

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**96 Valentine Crescent
Red Deer, Alberta**

MLS # A2336483



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,423 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Front Drive, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	blinds, firepit (it's in the shed)		

Visit REALTOR® website for additional information. This modified bi-level with a walk-out basement in the great Vanier neighbourhood of Red Deer offers a smart, comfortable layout with a double attached heated garage, central A/C and in-floor heat through the main living area and bathroom. The backyard sets this home apart. With no neighbours directly behind, an open rear outlook, a large deck, patio and hot tub, it feels more like a private retreat than a typical city yard. For added peace of mind, the sellers have already had a home inspection completed. The open-concept kitchen, dining and living space is bright and inviting, with granite countertops, a large kitchen island, abundant cabinetry and oversized windows that pull in natural light while taking full advantage of the view. The kitchen flows easily into the dining and living areas, creating a space that works just as well for everyday life as it does for entertaining. The living room has a gas fireplace with a classic white mantel, tiled surround and hearth creates a warm, polished focal point in the living room. One of the home's standout features is the private bonus-level primary suite, giving the owners their own separate level complete with a walk-in closet and 4-piece ensuite. The floor plan also provides two additional bedrooms on the main level and two more downstairs, giving families plenty of flexibility. The walkout basement continues the connection to the backyard and includes a spacious rec room with another gas fireplace, full bathroom and additional bedroom space. Outside, the heated double garage is complemented by a two-car front driveway, new garage shingles and solar panels installed on the home in 2025. Set near the edge of Red Deer in Vanier, this is a home that brings together a distinctive layout, practical upgrades, impressive views and a backyard buyers

will remember long after the showing is over