



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**118 Viscount Drive
Red Deer, Alberta**

MLS # A2343569



\$639,900

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,898 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, P		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge (2) stove, dishwasher, washer, dryer, all window coverings, garage controls and 2 remote openers		

Fully developed with SECOND KITCHEN, HEATED garage, and 3 bedrooms up—this MOVE-IN READY, VANIER WOODS home offers the space and flexibility today’s families are looking for. This quality-built home is ideally located close to schools, the Collicutt Centre, parks, and transit. The upper level offers 3 spacious bedrooms, including a primary suite that easily accommodates a king-sized bedroom set, complete with a walk-in closet and SPA-INSPIRED 5-piece ensuite. A bright BONUS ROOM provides flexible space for a playroom, office, or second living area, along with a full 4-piece bath. The main floor features an OPEN-CONCEPT layout designed for everyday living and entertaining, with a warm MAPLE KITCHEN, corner pantry, eat-up island, and cozy gas fireplace. Step outside to the extended deck with PERGOLA and gas hookups, overlooking a FULLY FENCED, low-maintenance vinyl yard—ideal for kids and pets. The fully developed basement adds exceptional flexibility and value, featuring IN-FLOOR HEATING, a removable QUARTZ ISLAND, a 2nd kitchen with a full sized fridge, a bedroom, and a beautifully finished 3-piece bath - perfect for IN LAWS, TEENAGER or GUESTS. Additional highlights include GRANITE COUNTERTOPS throughout, 30-year shingles, hot water on demand, Lennox high-efficiency furnace, heat recovery system, Sol-R-Shield vinyl-clad windows, HEATED GARAGE with 220 WIRING, central vacuum, STAINLESS STEEL APPLIANCES, new upper and basement flooring, and HOT TUB WIRING. PROFESSIONALLY DEVELOPED with permits—offering PEACE OF MIND and true MOVE-IN-READY living.