



GRASSROOTS
REALTY GROUP

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**43 Vancouver Crescent
Red Deer, Alberta**

MLS # A2343944



\$629,900

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,619 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Back Lane, No M		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: Fridge, stove, dishwasher, microwave hood fan, window coverings, washer, dryer, garage door opener & 2 controls, TV wall mounts, water softener, A/C, back patio furniture (couch and 2 sofa chairs).

A meticulously maintained, quality built by Sorento homes, two storey backing onto trees! The curb appeal is accented by the manicured front landscaping, the attached double car garage and covered veranda. The entryway greets you with luxury vinyl plank flooring that runs through the open style main floor. Two toned ceiling height encased kitchen cabinets are complemented by full tile glass backsplash, a large granite eating bar island, pot/pan drawers, a garbage pull out, crown mouldings and a corner pantry. The eating area has patio doors with built in blinds to the back deck with the treed reserve backdrop beyond the fence. Relax in the living room next to the gas fireplace with tile surround & a wood mantle. Pass through the archway to the back entryway and powder room that has drawers for storage and a window. Follow the wrought iron and maple railing to the upstairs. The king sized primary bedroom has double vaulted ceilings, his/her closets & a 3 piece ensuite featuring a window, tile floor & a large shower. There are 2 additional bedrooms, a tiled 4 piece bathroom and upper floor laundry with a hanging rod above. The basement flows with the rest of the home with similar finishings and quality throughout. The wide staircase leads to a large storage closet at the base of the stairs. The family room has an electric fireplace with a wood mantle. There's a 4th bedroom and a 4 piece tiled bathroom with linen storage shelving. The basement and garage are roughed in for underfloor heat. Step outside into the beautifully landscaped backyard that overlooks the mature trees and farmer's field beyond. There is a lower level patio, vinyl fencing and various trees/shrubs. You'll appreciate the quality upgrades including: air conditioning, high profile baseboards/casings, triple pane windows, water softener & more. A fantastic location in a friendly

neighbourhood steps away from the trail system.