



GRASSROOTS
REALTY GROUP

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211 Voisin Close
Red Deer, Alberta

MLS # A2346843

\$749,900

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,596 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Other		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Outdoor Kitchen and rangehood. Television mounts. Televisions in sunroom, living room, and master bedroom. Theatre system and components. Backyard shed. Garage shelving. Gas garage heater. Four cameras and video doorbell security components.

Designed for those who appreciate generous living spaces, quality craftsmanship, and elevated finishes! This impressive custom built Platinum home is situated in the desirable community of Vanier East. Offering 5 bedrooms, 4.5 bathrooms, abundant parking, and an enviable location directly across from a greenspace, this exceptional property combines comfort, functionality, and lifestyle. With excellent schools, parks, playgrounds, and walking trails nearby, it's a setting the whole family will appreciate. Quality and attention to detail are evident throughout, with 9' ceilings, hardwood and tile flooring, granite countertops, upgraded fixtures, and beautiful custom cabinetry. The thoughtfully designed upper level offers a spacious primary retreat, a second bedroom complete with its own private ensuite, a generous third bedroom, and a versatile fourth room ideal for a nursery, home office, or additional flex space. An expansive laundry room with ample storage adds everyday convenience to this well appointed level. The fully developed basement is an entertainer's dream, featuring a comfortable family room wired for sound and a dedicated theatre room complete with tiered seating, HD projection, custom lighting, and a full surround sound system. A wet bar, in floor heat, and fifth bedroom complete the lower level. Just off the kitchen, the enclosed deck offers a truly unique extension of the home's living space. Beautiful cedar finishes, an outdoor kitchen, a striking floor to ceiling brick gas fireplace, and a mounted television create the perfect setting for relaxed evenings, entertaining friends, or simply unwinding at the end of the day. The fully fenced backyard features a storage shed, alley access, and a convenient double swing gate. While offering a manageable outdoor space with plenty of potential to make it your own, the property also enjoys the added benefit of an

expansive greenspace just steps from the front door. Pathways connect all throughout the neighborhood and lead to Parks/Playgrounds/Outdoor Rinks/Tennis Courts/Basketball/Sledding Hills/Etc all within a block. Immaculately maintained and thoughtfully finished, this remarkable home offers an exceptional combination of space, comfort, and lifestyle in one of Red Deer's most desirable family friendly communities. A property and location best appreciated in person!