



GRASSROOTS
REALTY GROUP

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205 Van Slyke Way
Red Deer, Alberta

MLS # A2349780



\$699,900

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,354 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Speakers, receiver and projector screen in the basement

Five bedrooms, 3.5 baths, a vaulted bonus room and a fully developed basement with its own walk-up entrance, all in Vanier East. Move-in ready, vacant and available for a quick possession. The main floor is built around the kitchen: granite counters, an island with an eating bar, a pantry, a range hood fan and plenty of cabinets. The fridge and microwave are newer, and the sink has a garburator. Hardwood runs through the kitchen and the dining area, which opens onto the composite deck. The living room is open to both, so hosting is easy, and the den gives you a quiet place to work. A mudroom and a 2-piece bath finish the floor. Upstairs, the bonus room sits on its own level, a few steps below the bedrooms, with a vaulted ceiling and three southwest-facing windows. Make it a second living room, a playroom or a home gym. The primary has a walk-in closet and an ensuite with a double vanity, and the laundry is on the same floor. Three more bedrooms share a 4-piece bath. Downstairs, the walk-up entrance leads to a fifth bedroom, a 4-piece bathroom, a second laundry room and a 32-foot media room. The projector screen and sound system stay, so movie night is set up from day one. Out back, the fully fenced yard has the composite deck, a ground-level deck and two sheds, with a back lane behind it. Out front, the double attached garage and extended driveway gives you ample parking. The house also comes with central A/C, tankless hot water, a water softener, an HRV, a humidifier and central vacuum. All appliances stay, including two washer and dryer sets, and so do the window coverings. Built in 2013, with 2,354 sq ft above grade plus the developed basement. The park and playground are a short walk away, with walking paths, schools and shopping nearby. Nothing to do but move in.

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