



GRASSROOTS
REALTY GROUP

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**39 Varty Close
Red Deer, Alberta**

MLS # A2350141



\$569,900

Division:	Vanier Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,374 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings		

Inclusions: Pool table, second fridge, hot tub

Welcome to this executive family bi-level in the exceptional community of Vanier Woods! Designed with comfortable family living and entertaining in mind, this impressive home offers 4 bedrooms, a walkout basement, a fantastic yard, and an abundance of extras. Step inside to a functional open-concept floor plan featuring a spacious kitchen with a center island, plenty of cabinetry and counter space, and a convenient pantry. The kitchen overlooks the formal living room, making it easy to stay connected while cooking and entertaining. The main level offers a generously sized primary bedroom complete with a walk-through ensuite and walk-in closet, along with two additional bedrooms and a 4-piece bathroom. Enjoy nice finishings throughout and the added comfort of central air conditioning. The lower walkout level provides an exceptionally large games room and family room, plus a spacious bedroom with its own private ensuite, making it an ideal second primary suite. There is also additional space that could accommodate another bedroom if desired. A larger utility/laundry room provides plenty of storage, along with two hot water tanks. Step outside from the walkout to a private hot tub area complete with privacy walls that can be lowered, along with a nicely sized yard perfect for relaxing and enjoying the outdoors. The attached garage is generously sized and features a 19x20 loft, heat, and a floor drain, providing excellent storage and functionality. Located in the sought-after Vanier Woods community, you'll enjoy an exceptional setting surrounded by picturesque ponds, walking and biking paths, and beautiful neighborhood scenery. A fantastic family home offering space, comfort, privacy and an outstanding location. This one is a must-see!

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