



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

107 Vancouver Crescent
Red Deer, Alberta

MLS # A2350551

\$679,900



Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,876 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage,		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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:	Bookcases, See Remarks, Vinyl Windows, Wet Bar		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, All Blinds & Window Coverings, Garage Door Opener and Remotes, Shed, Window Coverings, A/C Unit

****Welcome to 107 Vancouver Close—immaculately kept, modern style, with a family-smart design, and plenty of room to live!**** Located in desirable ****Vanier East****, this contemporary ****1,876 sq ft two-story**** offers ****4 bedrooms, 4 bathrooms, a bonus room, and a fully developed walk-out basement—giving everyone a little space of their own.** Step inside and you'll immediately notice how bright, open, and inviting this home feels. The kitchen is made for both everyday living and entertaining, featuring ****white cabinetry, quartz countertops, black stainless-steel appliances, and a walk-in pantry****. The open-concept main floor flows naturally into the living area with its cozy fireplace, while a ****custom dining room wall unit**** adds character, storage, and a polished finishing touch. Upstairs, escape to the primary suite and unwind in the ensuite tub after a long day. The ****bonus room**** gives you another great space for movie nights, a home office, or a kids' hangout, while the conveniently located upper-floor laundry sits close to the two additional bedrooms. Head downstairs, and the ****walk-out basement**** keeps delivering! ****In-floor heat**** adds comfort through the colder months, while a wet bar, recreation area, fourth bedroom, and bathroom make this level ideal for entertaining guests or older kids. It's also ****wired for a hot tub****, with direct access to the ****concrete patio underneath the upper deck****. Outside, enjoy a ****nicely manicured yard, storage shed, and neighbor-free rear view****. Relax in the sunshine on the upper deck or step out from the walk-out basement to enjoy the backyard. Add ****central air conditioning****, in-floor basement heat, a customized mudroom, and a ****HEATED & FINISHED 24' x 24' garage****, and this home is equipped for comfortable Alberta living year-round. This location makes life easy. ****Vanier East**** offers nearby parks and playgrounds,

convenient access to schools, shopping, restaurants, and everyday amenities, while quick connections to **19th Street and Highway 2** make getting around Red Deer—or heading out of town—a breeze. If you've been waiting for a home that's modern without feeling cold, spacious without feeling oversized, and designed for real life—* *107 Vancouver Close deserves a look. **