

**7 Vancouver Crescent
 Red Deer, Alberta**

MLS # A2239029



\$735,000

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,133 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Stand		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: all appliances, all window coverings, shed, a/c unit, garage lift and remote, solar panels and associated equipment

***IMMACULATE, ENERGY EFFICIENT 2-STOREY! This Canada West home is sure to please, located in the family friendly neighborhood of Vanier East and featuring an energy efficient solar panel array to make this home a monthly budget saver! Close to walking paths, parks and playgrounds - this fully finished home will impress from the moment you lay eyes on it! A bright foyer with gleaming tile floors welcomes you into the home. Main floor laundry off the attached, heated double garage leads you to a walk through pantry, bringing you into your large kitchen with centre island, stainless appliances and granite counters. Your main floor living room features a gas fireplace bathed in natural light. The back yard features a large deck, shed, RV gate for RV parking and a dog run with additional tarp shed. Upstairs offers a large bonus room, two bedrooms plus a large primary bedroom with huge ensuite featuring dual sinks, stand-alone tub and separate shower! The fully finished basement offers a large rec room, plus an additional bedroom and bathroom. Functional in-floor heat, central air conditioning, central vac and garage heater means there's nothing left for you to do - just move in and enjoy! A beautiful energy efficient home in a neighborhood known for being a top choice for growing families!