

159 Vancouver Crescent Red Deer, Alberta

MLS # A2223002

\$740,000



Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	2-38-27-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Fridge, Stove, Bar fridge, Dishwasher, Microwave, Window coverings, water softener, Washer, Dryer, Garage Opener and controls, Storage Shed. Hot Tub (AS IS)

Welcome to this beautifully designed 4-bedroom, 3.5-bath walkout two-storey, ideally located in the quiet and desirable neighborhood of Vanier Woods East. Backing onto a scenic pond and natural greenspace, this spacious home offers a thoughtful layout, quality features, and peaceful surroundings. Step into the generous front entry that opens into a bright and airy main living space. The kitchen is well-appointed with ample cabinetry, a large walk-through pantry and prep area, and convenient access to the rear mudroom and the extra-large heated double garage. From the dining area, garden doors lead to a spacious main deck—perfect for enjoying morning sunrises and views of the pond and surrounding wildlife. The open-concept layout continues into the family room, where a gas fireplace adds warmth and character. Also on the main floor is a private office, ideal for working from home, while still maintaining connection to the heart of the home. Upstairs, you'll find three well-sized bedrooms, a full bathroom, and a spacious bonus room that offers flexibility as a media room, play area, or second living space. The primary suite is a true retreat with a large walk-in closet, double vanity, deep soaker tub, and a beautifully tiled glass shower. The walkout basement is fully finished and offers even more living space with a bright family room, a wet bar complete with a beverage fridge, a fourth bedroom, and a 4-piece bathroom. Large windows and walkout access to the private backyard make this lower level feel just as comfortable and welcoming as the rest of the home. Additional highlights include triple-glazed windows, central air conditioning, HRV, rough-in for in-floor heat, a water softener, central vacuum, vinyl fencing, and a relaxing hot tub to soak in the peaceful surroundings. Located on a quiet street in Vanier East, close to schools, walking trails, and

amenities, this property delivers the perfect balance of comfort, space, and natural beauty—an ideal place to call home.