

346 Viscount Drive
Red Deer, Alberta

MLS # A2235124



\$639,900

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,998 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Nestled in the highly sought-after VANIER WOODS and directly adjacent to a children's playground, this stunning custom-built two-story home boasts incredible curb appeal! Showcasing a modern kitchen adorned with pristine white quartz countertops and stylish under-cabinet lighting, this home is a true gem. The main floor features soaring 9-foot ceilings, expansive triple-glazed windows, an HRV system, and a high-efficiency furnace. As you enter, you're welcomed by a spacious tiled foyer that flows into an inviting open-concept layout. The dining area, kitchen, and living room all provide delightful views of the playground, bathed in west-facing sunlight, and the yard is fully fenced for the safety of your children and pets. Step outside onto the 10x12 deck, complete with a natural gas hookup for your BBQ, perfect for entertaining! The living room is enhanced by a stunning fireplace set against an eye-catching feature wall, which can also be appreciated from the kitchen and dining spaces. Above the generous eat-in kitchen island, a beautifully upgraded trayed ceiling with recessed lighting and coordinating laminate inserts complements the fireplace. On the upper level, you'll discover a spacious bonus room, a convenient laundry room, three well-appointed bedrooms, and a four-piece bathroom. The master suite is impressively large, featuring a walk-in closet and a luxurious spa-like four-piece ensuite. The fully developed basement adds even more value with a fourth bedroom, a sizable family room complete with a wet bar, and another four-piece bathroom. With features such as a heated garage and Central A/C, this home is truly a must-see!