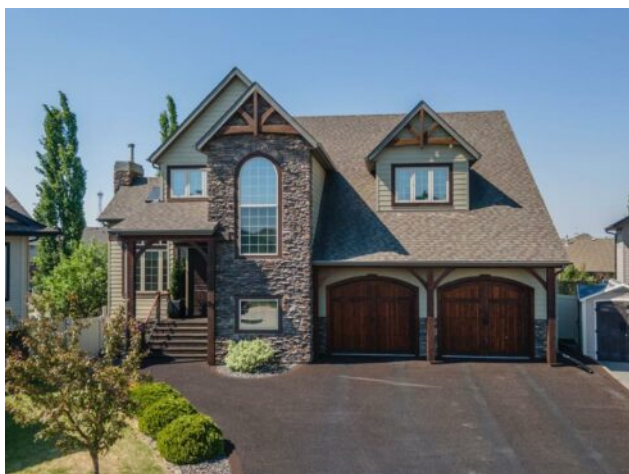


27 Vath Place
Red Deer, Alberta

MLS # A2228797



\$989,900

Division:	Vanier Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,665 sq.ft.	Age:	2007 (18 yrs old)
Beds:	6	Baths:	4
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Fr		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	2 Bar Fridges in Basement, TV Mount in Master Bedroom		

This stunning custom built home offers nearly 4000 square feet of beautiful high end finishes, all sitting on an extensively landscaped and private pie shaped lot inside of a quiet cul-de-sac in Vanier. Built to exacting standards and maintained in pristine condition, the property features two heated garages: a 24x44' triple tandem attached with epoxy flooring and floor sumps under each bay, and a 24x28' detached shop with vaulted ceilings and RV parking off the paved back alley. The exterior is finished in Hardi plank siding with timber frame accents, and the home showcases the best in outdoor living with a 54-foot covered upper deck with Duradek flooring, plus a fully covered lower walkout patio that steps into a private backyard oasis. Inside, the craftsmanship stands out with 9' ceilings, solid fir casings and baseboards, 8' exterior doors, hardwood and tile flooring, and a vaulted living room with skylights and a stone-faced wood stove. The maple kitchen cabinetry is paired with updated quartz counters, updated backsplash, corner pantry, and stainless steel appliances, and the adjacent dining area offers room for a large table to accommodate a large family or entertaining with friends. A main floor den/bedroom and a 3-piece bath with shower off the garage entry complete the main floor space. Upstairs offers four bedrooms, including a spacious primary suite with a massive walk-in closet and a luxury ensuite featuring a clawfoot soaker tub, dual sinks, large shower, and a private water closet. Three generously sized kids room share a 4 pce bath, and the upper floor laundry room includes built-in cabinetry and a sink. The walkout basement features cozy in-floor heat, a huge wet bar with wine and bar fridges, entertainment area, a sixth bedroom, and a 3 pce bath with a custom tile shower. This home shines with pride of ownership both inside

and out and must been seen to be fully appreciated!