

100 Van Slyke Way  
Red Deer, Alberta

MLS # A2271007



**\$734,900**

**Division:** Vanier East

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 2,134 sq.ft. **Age:** 2013 (13 yrs old)

**Beds:** 4 **Baths:** 3 full / 1 half

**Garage:** Double Garage Attached

**Lot Size:** 0.10 Acre

**Lot Feat:** Backs on to Park/Green Space, City Lot, Greenbelt

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Microwave, Bar Fridge, Washer(2) Dryer(2) All Window Coverings, AC Unit		

Discover this exquisite 4-bedroom, 4-bath home in Vanier East, perfectly positioned along park space with walking paths, mature trees, and playgrounds just steps from your backyard. The main floor features a spacious tiled foyer, hardwood floors, a gas fireplace, and a high-end kitchen with floor-to-ceiling maple cabinets, granite counters, a large island, and premium appliances. Enjoy year-round living in the heated, screened-in porch overlooking the green space. Upstairs offers three generous bedrooms, a 5-piece bath with dual sinks, upper laundry, and a luxury primary suite with a custom walk-in closet and a spa ensuite featuring heated floors, double vanity, a soaker tub, and a large custom tiled shower. The fully finished basement includes a large rec room, full bath, 4th bedroom, and a custom wet bar with a live-edge wood countertop. Additional features include: central A/C, in-floor heat (ensuite, basement, garage), an oversized heated garage, mudroom with built-ins, second laundry, smart home systems, HEPA filtration, and low-maintenance landscaping.