

30 Veronica Close  
Red Deer, Alberta

MLS # A2278885

**\$769,500**



Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Front Drive, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Dry Bar, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Bose speakers on deck; two tvs & mounts (bonus room & downstairs rec room)		

Visit REALTOR® website for additional information: Tucked away on a quiet close in Vanier Woods East in Red Deer this beautifully finished two-storey home features an oversized double attached garage, A/C, 5 bedrooms, a covered deck, landscaped yard with an underground sprinkler system, backing onto a green space, plus more! All perfectly situated within the city. From the moment you arrive, the beautifully landscaped yard invites you to slow down and feel at home. Step inside and you're greeted by a bright, airy and open main floor where large windows flood the space with natural light. The living room anchors the home with a striking stone-mantle fireplace—warm, welcoming, and perfect for quiet evenings or lively gatherings. The kitchen is both stylish and functional, designed for people who love to cook and entertain. A large quartz island with breakfast bar naturally becomes the heart of the home, complemented by a sleek tile backsplash, stainless appliances, gas range, convection oven, and a full-sized side-by-side fridge and freezer. The adjoining dining area looks out over the backyard and green space, making everyday meals feel just a little more special. At the front of the main floor, a dedicated office provides a quiet workspace, while the mudroom, laundry area, and 2 piece bathroom add everyday convenience—especially with direct access to the oversized garage. Upstairs, the home truly shines with a cozy family room offering a second place to relax, while 4 generously sized bedrooms ensure room for everyone. The primary suite is a private escape, featuring a walk-in closet with custom shelving and a spa-like ensuite with double vanity and a beautifully tiled glass shower. A spacious five-piece bath serves the remaining bedrooms with ease. The fully developed basement adds even more flexibility, with a large

recreation room ideal for games, movie nights, or entertaining, complete with a dry bar. A fifth bedroom and full bathroom make this level perfect for guests or teens wanting their own space. Outside, the covered back deck with gas line and built-in Bose speakers overlooks the green space, creating a seamless extension of your living area. Whether you're hosting friends, enjoying a quiet morning coffee, or unwinding at the end of the day, the landscaped yard and vinyl fencing offer both beauty and privacy. This is more than a house; it's a home designed for living well, in one of Red Deer's most sought-after neighbourhoods, with nature as your backdrop and comfort at every turn. Purchase worry free - the home inspection was just done!