

**30 Van Horn Close
Red Deer, Alberta**

MLS # A2282400

\$849,900



Division:	Vanier East		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,612 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	In Floor, Fireplace(s), Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Storage		

Inclusions: fridge, gas stove, microwave range hood, dishwasher, wine fridges(1), black bar fridge(1), washer & dryer tower, TV wall mounts(3), projector screen, Epsonprojector, all theater room equipment, blinds, curtains & curtain rods, shed, attached shelving ingarage, air conditioner, central vacuum & vacuum attachments, lights in backyard, 3- garage door openers, 3- garage door remotes

Executive-style fully developed bungalow backing onto a walking trail, located on a massive SOUTH-facing pie lot in a quiet close! 5 bedroom + office, 3 bathroom home offers upscale finishes, functional design, and exceptional space throughout. The open-concept main floor features 9 ft ceilings, pot lights, and lighted niches. The chef's kitchen includes custom cabinetry with crown moulding, granite countertops, full tile backsplash, built-in wine rack, gas range, corner pantry, and a large island with undermount sink and lowered eating bar. The living room is anchored by a gas fireplace with stacked stone surround, and the dining area opens to a south-facing covered deck with maintenance-free decking. The spacious primary suite accommodates a king bed and features a walk-in closet and spa-like 5pc ensuite with soaker tub, dual vanities, separate shower, and private water closet. A second bedroom, full bath, main floor office, mudroom with built-in lockers, and main floor laundry with cabinets and sink complete the level. The fully finished basement offers a big family room with wet bar, a media room with built-in speakers, projector and tiered seating, plus three additional bedrooms and a 5pc bath with dual sinks. In-floor heat adds year-round comfort. The heated triple attached garage is fully finished with epoxy floors, floor drain, and a drive-through door to the backyard with extra parking pad. The beautifully landscaped yard includes mature trees, shrubs, perennials, area for a hot tub, fire pit area, shed, and direct access to the walking path leading to green space and playgrounds. Additional features include central air conditioning, Gemstone lighting, gas stove, newer 75-gallon hot water tank (2024), and exceptional curb appeal.