

# \$649,900 - 76 Vancouver Crescent, Red Deer

MLS® #A2245679

**\$649,900**

5 Bedroom, 4.00 Bathroom, 1,662 sqft  
Residential on 0.11 Acres

Vanier East, Red Deer, Alberta

Custom-built by one of Central Alberta's premier builders, Bowood Homes, this fully finished two-storey home with two garages is sure to impress. From the eye-catching rooflines to the modern vertical siding accents and upgraded landscaping, the home boasts excellent curb appeal. The inviting front entry and covered porch welcome you inside, where you'll find a beautifully designed open-concept main floor. The kitchen features floor-to-ceiling white cabinetry, quartz countertops, a 2024 Café appliance package, and elegant gold hardware. The adjacent dining area is filled with natural light from the large windows overlooking the backyard. The living room centers around a sleek, modern gas fireplace finished in tile, creating a warm and stylish focal point. A trendy two-piece bathroom and the front entry complete the main level. The attached 14x22 front garage, currently used as a gym, is fully finished and includes a new garage heater (2024). The gym flooring will be removed prior to possession. Upstairs offers four bedrooms, including a spacious primary suite with a walk-in closet and a 4-piece ensuite featuring a new dual-sink vanity (2024) and a custom tiled shower. Three additional bedrooms—one currently used as a den/dressing room but would make a great nursery or office space—share a full 4-piece bathroom, making this level ideal for families. The fully developed basement includes a large family room, an additional bedroom, a 4-piece bathroom, a laundry room with folding counter



and sink, and a finished storage/play space under the stairs. Step outside to enjoy the stone patio with privacy screen, surrounded by tasteful landscaping. The detached 24x24 garage features 10-foot ceilings, is fully finished, and heated. Additional features include: dining area cabinetry extension (2024), built-in speakers throughout, upgraded light fixtures throughout (2024), kitchen sink and InSinkErator (2024), high-efficiency furnace and hot water tank, water softener, central vacuum, vinyl fencing, convenient laundry chute connecting the top floor to the laundry room, and more. Located in the desirable community of Vanier East, 76 Vancouver Crescent is just steps from parks, playgrounds, walking trails, and is close to schools, shopping, and the Collicutt Centre.

Built in 2014

**Essential Information**

MLS® #	A2245679
Price	\$649,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,662
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	76 Vancouver Crescent
Subdivision	Vanier East
City	Red Deer

County	Red Deer
Province	Alberta
Postal Code	T4R 0N6

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Heated Garage, Single Garage Attached
# of Garages	3

### Interior

Interior Features	Open Floorplan
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 4th, 2025
Days on Market	2
Zoning	R-L

### Listing Details

Listing Office	Century 21 Maximum
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