



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**25 Lazaro Close  
Red Deer, Alberta**

**MLS # A2217427**



**\$739,900**

<b>Division:</b>	Laredo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,300 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Ma		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Range Hood, Washer, Dryer, All Window Coverings, Garage Door Opener & Control, Water Softener, Reverse Osmosis, TV Wall Mounts, Basement TV, Central Vac & Attachments, Garden Shed

CONTEMPORARY LIVING AWAITS IN LAREDO! Boasting a total of 3045 square feet of beautifully developed living space, this home offers the perfect blend of upgraded finishing, comfort, and convenience. Be greeted at the covered front porch which steps into the spacious 2 storey entrance way. Make your way into the open concept main floor which offers 9' ceilings, hardwood floors and large south exposed windows . The kitchen is a dream to work in with quartz counters, pots & pan drawers, large corner pantry, stainless appliances, walk-thru pantry and a center island which overlooks the dining and living room. Cozy up next to the feature floor to ceiling stone fireplace in the expansive living room. Two piece bathroom and mudroom complete the main level. Make your way upstairs to find the bonus room, two generous sized bedrooms, four piece bath and laundry room. The primary bedroom is spacious and features a large walk-in closet and a luxurious 5-piece spa-inspired ensuite which includes a custom tiled shower and corner soaker tub perfect for unwinding. The fully finished basement offers a family room, two bedrooms, four piece bath and a large storage/utility room. Outside you'll love spending time in the south facing fenced landscaped yard which backs onto a walking trail. The attached garage offers space for two vehicles and additional storage. Other noteworthy features include central air conditioning, built-in speakers & speakers on the patio, HRV system, solar panels, water softener, reverse osmosis and central vac. This is a spectacular location in one of Red Deer's most sought after neighborhoods on the south east side of town.