



**GRASSROOTS**  
REALTY GROUP

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**76 Reichley Street  
Red Deer, Alberta**

**MLS # A2226774**



**\$565,000**

<b>Division:</b>	Rosedale Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,541 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Alley Access, Concrete Driveway, Double Garage Attached, (		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped, Street Lighting, Yard Lights		

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bar, Bathroom Rough-in, Bookcases, Breakfast Bar, Central Vacuum, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** TV in kitchen, TV in Living room and TV in Master bedroom

Welcome to 76 Reichley Street, a stunning and meticulously maintained bungalow located in the highly sought-after neighbourhood of Rosedale. Offering over 1,500 square feet on the main level and fully finished from top to bottom, this home combines comfort, quality, and thoughtful design both inside and out. With five bedrooms and three full bathrooms, it's the ideal space for growing families or those seeking single-level living with room to entertain. As you step inside, you're welcomed by vaulted ceilings, rich hardwood floors, and an abundance of natural light that pours through large east facing front windows. The open floor plan flows seamlessly from the spacious front foyer into a warm and inviting living room anchored by a gas fireplace. The adjoining kitchen was upgraded in 2013 and features ample counter space, beautiful cabinetry, a sit-up eating bar, stainless steel appliances, a pantry, and a functional layout perfect for everyday cooking or entertaining guests. The dining area overlooks the west-facing backyard, creating a scenic spot for evening meals or morning coffee. The main floor also offers a luxurious primary bedroom with stunning natural light, a large walk-in closet, and a four-piece ensuite complete with a soaker tub and separate shower. Two additional bedrooms, another full bathroom with a tub, and a convenient main floor laundry room with built-in cabinetry complete this level. Phantom screen doors on both front and back entries allow for airflow and comfort while maintaining privacy. Downstairs, the fully developed basement offers incredible versatility. With in-floor heat throughout, this space includes a sprawling family and games room, a wet bar with plumbing and 220 wiring that could easily be converted. Two more large bedrooms, a full bathroom, a cold storage room, and generous storage space. Outside, this property is truly

impressive. Enjoy the sunshine in your west-facing backyard, featuring a composite deck, custom stone patio, and mature landscaping enclosed by chain-link fencing with privacy slats. The attached 23 x 24 garage is immaculately maintained and features in-floor heating, hot and cold water taps, built-in shelving, and a man door to the backyard. In addition, a separate 12 x 20 shop at the rear of the property offers the perfect setup for a man cave, storage for recreational toys, or a hobby space. Additional upgrades include air conditioning, in-ground sprinkler system, gas line to the BBQ, updated shingles, and remote-controlled yard lighting for added ambiance and security. Located in a quiet, family-friendly area on Red Deer's east side, this home is just minutes from shopping, restaurants, schools, parks, and offers easy access to major roadways for commuters. Pride of ownership is evident throughout this immaculate property—it truly must be seen to be fully appreciated.