



GRASSROOTS
REALTY GROUP

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9 Cobb Court Red Deer, Alberta

MLS # A2232304



\$854,900

Division:	Clearview Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,035 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Fruit Tree		

Heating: In Floor, Forced Air, Natural Gas, Other, See Remarks, Solar

Water: -

Floors: Ceramic Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Concrete, Other, Wood Frame

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed, BI Stereo System, Theatre System (Roughed In), Shelving, Irrigation System & Solar Panels

Crafted with High-End Finishes & Timeless Design. This custom-built 2-storey home offers the perfect blend of luxury, comfort and functionality. Tucked away on a quiet court, it sits on an exceptionally large 12000 sq ft lot backing onto green space. Curb appeal will set you apart from others! It is unmatched with professional landscaping, covered front entry, decorative stonework and an extended front veranda - perfect for enjoying your morning coffee or unwinding in the evening. Step inside to a bright, spacious entry where guests are greeted by a stunning architectural staircase - a true showpiece and rare design element. The open-concept main floor features gorgeous flooring, a modern neutral palette and elegant finishes throughout. The heart of the home is the chef-inspired kitchen, complete with high-end appliances, double ovens, gas cooktop, a massive center island, ample cabinetry, walk-through pantry/mudroom access and added cabinetry in the dinette area. The large dining area easily accommodates extended family gatherings. The living room boasts custom built-in shelving and a warm, inviting atmosphere perfect for entertaining or quiet nights in. Upstairs, the spacious primary suite offers room for king-size furniture, a luxurious ensuite with walk-in glass shower (rain head + sprayer), dual vanities and a walk-in closet with custom shelving and drawers. Two additional bedrooms, a full bath with cheater doors, upper laundry with storage and drying rack. Cozy bonus area is equipped with built-in cabinets and window seat complete this floor. The fully finished basement was designed for entertaining - featuring a huge family room/ media space, or games area and full wet bar with fridge and decorative shelving. A large den/bedroom (no closet), full bathroom, and ample storage make this space versatile and functional. This home was built for efficiency

and comfort with a hot water system, HRV, underfloor heat, and underground sprinklers. The insulated double garage includes roughed-ins for heat & sink, and EV charging, plus a dedicated sub-panel. Step outside to an acreage-like backyard retreat - a maintenance-free - two-tiered deck 30 x 24 (partially covered, with gas hookup), paving stones, custom rockwork, professional landscaping and patio with fire table & lighting. Passive House-inspired design offers optimal sun protection with extended rooflines. Extras include: 8 x 10 shed, garden boxes, 3.8 KW solar PV, spray foam insulation, triple-pane windows, hot/cold taps for future hot tubs, automatic Lutron blinds (app controlled), LED pot lights, and upper-level bathroom in-floor heat and much more - list in supplements. A rare opportunity to own a home where luxury, design and location meet seamlessly.