



GRASSROOTS
REALTY GROUP

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**44 Harvey Close
Red Deer, Alberta**

MLS # A2232914



\$459,900

Division:	Highland Green Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,650 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete
Foundation:	Poured Concrete
Features:	Bar, Central Vacuum, No Animal Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: n/a

Welcome to your dream home! This magnificent 4-level split home, nestled in a serene and highly sought-after neighborhood, offers an unparalleled blend of comfort, style, and privacy. Backing directly onto green space, you'll awaken to tranquil views and enjoy direct access to nature right from your oversized, pie-shaped lot — perfect for outdoor entertaining, gardening, or simply unwinding in your private sanctuary. Step inside and discover a meticulously maintained interior boasting 5 spacious bedrooms and 3 full bathrooms, providing ample space for family and guests. Experience year-round comfort with central air conditioning, ensuring cool summers and cozy winters. The heart of this home is truly inviting, with newer vinyl plank flooring flowing seamlessly through the main living areas, offering both elegance and durability. Cozy up by the charming wood-burning fireplace on chilly evenings, creating a warm and inviting ambiance for gatherings. This home also provides exceptional peace of mind with significant recent upgrades, including a newer roof, furnace, hot water tank, and windows, ensuring efficiency and low maintenance for years to come. Car enthusiasts and hobbyists will delight in the generous 24x24 detached garage, offering abundant storage and workspace. This isn't just a house; it's a lifestyle waiting to be embraced. Don't miss the opportunity to own this remarkable property, where every detail has been thoughtfully considered for your utmost comfort and enjoyment.