



**GRASSROOTS**  
REALTY GROUP

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**22 Wiltshire Place  
Red Deer, Alberta**

**MLS # A2234712**



**\$749,900**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,153 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

COMPLETELY RENOVATED HOME IN WEST PARK ESTATES, STEPS FROM THE WALKING PATHS! This beautiful 4 level split is situated on a huge, treed lot in a classy cul-de-sac and offers 4 bedrooms and 4 bathrooms, along with a loft/den overlooking the living room. It offers a large, bright custom kitchen with black stainless LG appliances, quartz countertops, nice size pantry and large windows into the back yard. It's a chef's delight for sure! French doors lead to a covered deck with a gas line for your BBQ. Your dining and living have soaring ceilings, giving the mid century modern feel! Above you will find a loft, maybe an office or sitting area, 2 grand size bedrooms each with their own ensuite! Off the kitchen is a large size family room, you will also find the laundry and a 2 pce bathroom but also a huge entry with the ever needed 'cubbies'. Down is another 2 bright bedrooms and 4 pce bath. Looking for storage? Well no worries, lots of that down as well! This home has high end vinyl plank flooring, newer everything - roof, furnace, hot water on demand, most windows, all doors, electrical and plumbing! Also glorious air conditioning! Enjoy the outside space with the mature yard and garden along with more storage - insulated storage under the deck! This beauty offers so much and is a pleasure to view!