



**GRASSROOTS**  
REALTY GROUP

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**76 Illingworth Close  
Red Deer, Alberta**

**MLS # A2237724**

**\$619,900**



<b>Division:</b>	Inglewood West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,433 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectang		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Separate/Exterior Entry, Finished, Full, Walk-Out To Grade

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, BLINDS, GARAGE DOOR OPENER, GARAGE DOOR CONTROL, WASHER, DRYER, BAR FRIDGE, A/C, TV WALL MOUNTS (1), UNDERGROUND SPRINKLER, FRIDGE IN FURNACE ROOM, SECURITY EQUIPMENT (NO CONTRACT), BAR FRIDGE IN KITCHEN.

FULLY DEVELOPED 5 BEDROOM, 3 BATHROOM BUNGALOW ~ WALKOUT BASEMENT ~ WEST FACING BACKYARD BACKING ON TO A GREEN BELT ~ Beautifully landscaped front yard welcomes you to this well cared for home ~ Front veranda overlooks the front yard and leads to the foyer ~ Open concept main floor layout complemented by vaulted ceilings, creating a feeling of spaciousness ~ The kitchen offers an abundance of white cabinets accented with pots and pan drawers, glass front cabinets and under cabinet lighting, stone counter tops including an island with an undermount sink and an eating bar, full tile backsplash, walk in corner pantry and stainless steel appliances ~ Easily host large gatherings in the dining room that offers garden door access to the west facing covered deck with a BBQ gas line ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of large furniture, and includes a spacious 4 piece ensuite with an oversized vanity, built in shelving for linens and a walk in closet ~ 2 additional main floor bedrooms are both a generous size and share a 4 piece bathroom ~ Conveniently located main level laundry ~ Lighted staircase leads to the fully finished walkout basement has large above grade windows and operational in floor heating ~ Generous size family room has a wet bar, large west facing windows and garden door access to the backyard and lower covered patio ~ French doors off the family room lead to the media room with a tiered floor for optimal viewing ~ 4 piece bathroom separates two basement bedrooms ~ Ample space for storage throughout ~ Other great features include; central air conditioning, central vacuum ~ 24' L x 26' W double attached garage is insulated, finished with painted drywall and has a man door to the front yard ~ The sunny west facing backyard is landscaped with mature trees, has garden beds

with shrubs and perennials, in ground sprinklers, a shed, is fully fenced and backs on to a green belt ~ Excellent location, close to schools, parks, walking trails, shopping plus easy access to all other amenities