



**GRASSROOTS**  
REALTY GROUP

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**60 Dentoom Close  
Red Deer, Alberta**

**MLS # A2241869**



**\$499,900**

<b>Division:</b>	Devonshire		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,643 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, No Neighbours		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Cork, Hardwood, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, GARAGE DOOR OPENER & CONTROL, BLINDS		

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM, 3 BATHROOM 2-STOREY ~ LOCATED ON A LARGE PIE LOT W/NO NEIGHBOURS BEHIND ~ DOUBLE ATTACHED GARAGE + GATED RV PARKING ~ Covered front veranda welcomes you ~ The spacious foyer has a built in bench, large coat closet and built in display shelving ~ Open concept main floor layout complemented by large windows offering natural light ~ The living room features a cozy gas fireplace with a tile surround and a large picture window overlooking the deck and backyard ~ The kitchen offers a functional layout with plenty of warm stained wood cabinets, ample counter space including a large island with an eating bar, full tile backsplash and a walk in corner pantry ~ Easily host large gatherings in the dining room, with garden door access to the deck and backyard ~ 2 piece bathroom is located next to the mud room with access to the garage and convenient main floor laundry ~ Bright and open staircase leads to the upper level ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a walk in closet with built in organizers and a 3 piece ensuite ~ 2 additional bedrooms located on the same level as the primary bedroom are both a generous size with ample closet space, and share a 4 piece bathroom ~ The basement offers a spacious family room, 4th bedroom, a den with bathroom plumbing roughed in and tons of storage space throughout ~ Double attached garage is insulated and finished with drywall ~ The pie shaped backyard with no neighbours behind is landscaped with tons of yard space, has a large deck with park views and is fully fenced with back alley access and an RV gate ~ Located in a cul-de-sac backing onto a green belt leading to a park, with easy access to schools, parks, playgrounds, walking trails,



shopping and transit with easy access to all other amenities ~ Immediate possession and move in ready!