



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**60 Sutherland Close
Red Deer, Alberta**

MLS # A2242364



\$599,900

Division:	Sunnybrook South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,412 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Stove, Fridge, Dishwasher, Microwave Hood Fan, All Window Coverings, Shed, Garage Door Opener (1) Remote, Washer, Dryer

Welcome to this spotless and fully developed modified bi-level located in the sought-after neighbourhood of Sunnybrook South. This move-in ready home offers exceptional value and quality, with no carpet throughout and meticulous care evident in every detail. Step inside to a spacious tiled entryway that leads up to a bright and open main floor featuring gleaming hardwood floors, vaulted ceilings, and an abundance of natural light. The well-appointed kitchen boasts granite countertops, a corner pantry, and ample workspace—ideal for any home chef. The main level also includes a generous living room, two good-sized bedrooms, and a full 4-piece bathroom. A few steps up, you'll find the private and expansive primary suite, complete with a walk-in closet and a luxurious 5-piece ensuite bath. The fully finished basement offers even more living space with a large family room, an additional bedroom, a versatile flex room perfect for an office or potential fifth bedroom, a separate laundry room, another 4-piece bathroom, and plenty of storage. Enjoy outdoor living on the large back deck overlooking the fully fenced and landscaped yard. A double attached garage completes this exceptional home in a family-friendly neighbourhood close to parks, schools, and walking trails.