



**GRASSROOTS**  
REALTY GROUP

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**25 Lazaro Close  
Red Deer, Alberta**

**MLS # A2242814**



**\$699,900**

<b>Division:</b>	Laredo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,300 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Ma		

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

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Range Hood, Washer, Dryer, All Window Coverings, Garage Door Opener & Control, Central Vac & Attachments, Water Softener, Reverse Osmosis, TV Wall Mounts, Basement TV, Garden Shed, Outdoor Speakers

FORMER SHOWHOME BUILT BY LANDMARK HOMES IN LAREDO! Boasting 5 bedrooms & 4 bathrooms over a total of 3045 square feet of beautifully developed living space, this home is the perfect blend of upgraded finishing, comfort, and convenience. Be greeted at the covered front porch which steps into the spacious 2 storey tiled entrance. The open concept main floor offers 9' ceilings, scraped hardwood flooring and large south exposed windows allowing for lots of natural light. The kitchen is a dream to work in with ceiling height cabinets, quartz counters, pots & pan drawers, stainless appliances, center island with eating bar and large walk-thru pantry which leads to the mud room. Cozy up next to the beautiful floor to ceiling stone fireplace in the living room and host large gatherings in the dining room that offers garden door access to the backyard. Two piece bathroom with a tiled wall and mudroom complete the main level. Make your way upstairs to find the bonus room, two generous sized bedrooms, four piece bath and laundry room with a sink. The primary bedroom is spacious and features a large walk-in closet and a luxurious 5-piece spa-inspired ensuite which includes 2 sinks, custom tiled shower, corner soaker tub perfect for unwinding. The basement is completed with another family room, two bedrooms, four piece bath and a large storage/utility room. Outside, you'll love spending time in the south facing yard with outdoor speakers, large deck with gas hookups for the BBQ, concrete curbing, all the while backing onto a quiet paved walking trail. The attached garage is insulated and completed with drywall, 240v plug to charge an electric car and offers space for two vehicles and additional storage. Other noteworthy features include central air conditioning, built-in speakers, HRV system, tankless hot water heater, solar panels, water softener, reverse

osmosis, central vac and triple pane windows on the main and upper floor. This is a spectacular location in one of Red Deer's most sought after neighborhoods on the south east side of town close.