



GRASSROOTS
REALTY GROUP

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**37 Leung Close
Red Deer, Alberta**

MLS # A2242852



\$795,777

Division:	Lancaster Green		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,452 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Faces Front, Heated Garage, Insulated		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard,		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	See Remarks, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Granite Counters, Jetted Tub, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: 2nd refrigerator, 2 sheds, Hot Tub Winterized AS IS, Gazebo Pergola with Swing set, Kids Playhouse, BI vacuum,

Elegant 4-Bedroom Walkout Bungalow Backing onto Expansive Park/Green space! Step into this beautifully upgraded walkout bungalow in Lancaster Greens. Situated on a quiet close and backing onto lush green space with walking paths. The home offers seamless indoor-outdoor living and picturesque backyard views—perfect for family life or entertaining. Highlights: • Four bedrooms, including a luxurious master suite with a spa-like en-suite featuring a walk-in closet and jet tub. • Triple car garage or as they fondly referred to it “the vehicle house” with new glass panel doors and dedicated workshop space. • Incredible backyard oasis: new decks with Dura Deck and reinforced support beams, gazebo, playhouse, playground, garden pathways, mature trees, and two generous sheds (one nearly garage-sized). • New acrylic stucco exterior with lifetime durability. • Upgrades: high-efficiency furnace and boiler, water softener, new flooring, fully repainted interiors, designer trim, upgraded fireplace, doors, and a remodeled kitchen. • Bonus: outdoor hot tub ideal for relaxing evenings under the stars. Experience the lifestyle value of a home offering privacy, comfort, and premium upgrades. Its A Great Home Isn't It! Shouldn't It Be Yours?