

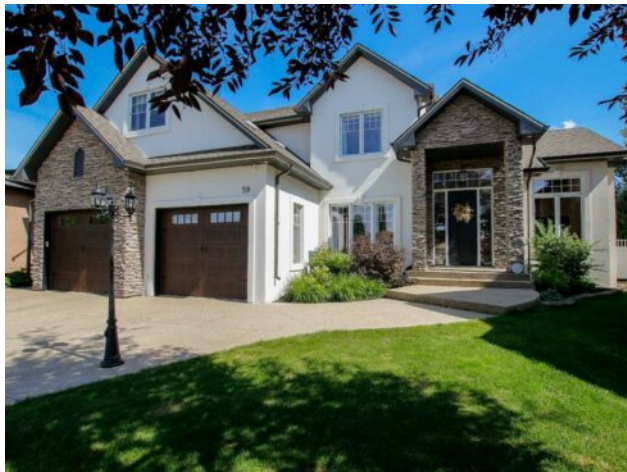


**GRASSROOTS**  
REALTY GROUP

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**59 Aldrich Close  
Red Deer, Alberta**

**MLS # A2243490**



**\$975,000**

<b>Division:</b>	Anders South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,370 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Alley Access, Boat, Concrete Driveway, F		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landsc		

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

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Water:** Public

**Sewer:** Public Sewer

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** Electricity Connected, Natural Gas Connected

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Pantry, Recessed Lighting, Sauna, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** REVERSE OSMOSIS SYSTEM, FRIDGE, STOVE, DISHWASHER, MICROWAVE, MINI FRIDGE, WASHER, DRYER, HOT TUB, POOL TABLE, WINDOW COVERINGS, GARAGE DOOR OPENER AND CONTROLS, A/C, SONOS SYSTEM, WATEER SOFTENER, CENTRAL VACUUM

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM, 5 BATHROOM 2-STOREY ~ TRIPLE ATTACHED GARAGE, TRIPLE DETACHED SHOP & GATED RV PARKING ~ LOCATED ON A MASSIVE PIE LOT IN SOUGHT AFTER ANDERS SOUTH ~ Stucco and stone exterior accented with mature landscaping offer eye catching curb appeal to this executive style home ~ Covered front entry welcomes you and leads to the great room with soaring vaulted ceilings, an abundance of windows offering natural light and a gas fireplace with built in cabinetry ~ The breakfast room has more large windows offering natural light, a built in desk, space for a large dining set and garden door access to the patio and backyard ~ The kitchen offers an abundance of dark stained cabinetry, full tile backsplash, stone countertops, walk in corner pantry and upgraded stainless steel appliances ~ Easily host large family gatherings in the beautiful formal dining room with wood accented walls ~Updated 2 piece main floor bathroom is conveniently located next to the mud room with access to the attached garage ~ The stunning primary bedroom has soaring cathedral ceilings, ample space for a king size bedroom suite with space for a sitting area, large south facing windows with a garden door to a private balcony overlooking the backyard ~ French doors from the bedroom lead to the spa like ensuite featuring dual vanities, a jetted soaker tub, walk in shower, water closet and sauna ~ Luxurious walk in closet has custom built in cabinetry, a fireplace and chandelier ~ Laundry is located in it's own room with built in cabinets and a sink ~ Two sizeable bedrooms can easily fit king size beds, have ample closet space and 3 piece ensuites ~ The fully developed basement offers tons of space with a large family room with a games area and a wet bar with built in cabinetry, media room

(wired for sound), den, 4th bedroom with a walk in closet, 4 piece bathroom and space for storage ~ Heated TRIPLE attached garage is insulated, painted with finished drywall, has built in shelving, a sink with hot and cold taps, and a man door to the backyard ~ The sunny south facing backyard is fully fenced, landscaped with mature trees, shrubs and perennials, has a garden shed with power, built in fire pit, patio area and a hot tub ~ Heated triple detached shop is insulated, fully finished with painted drywall, has an RV bay, bathroom and office ~ Gated RV parking stall with easy alley approach makes parking a breeze ~ Excellent location, close to walking trails, parks, playgrounds, shopping, and schools with easy access to all other amenities ~ Pride of ownership is evident!