



GRASSROOTS
REALTY GROUP

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**7 Woodrow Close
Red Deer, Alberta**

MLS # A2244940



\$589,000

Division:	Westlake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,307 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Underground Sprinklers		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Kitchen Island, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	U.G. sprinkler system and hardware		

~Beautifully upgraded and decorated Bi-Level in WESTLAKE with OVER 2230 SQ FT OF FINISHED LIVING SPACE!! MAJOR MECHANICALS ARE BRAND NEW (2025!): Big-ticket upgrades (C\$ 55000+) include: * NEW ROOF (September 2023) with METAL-LINED VALLEYS & HEAT TAPES. * BRAND NEW Goodman 2-stage high-efficiency furnace with new Honeywell thermostat (central A/C functions perfectly), plus * BRAND NEW General Electric (GE) RealMAX Power-Vent Hot Water Tank dedicated to the IN-FLOOR-HEATING only, and full duct & dryer-vent cleaning. * RECENT UPGRADE: RHEEM HOT-WATER TANK 50 Gal (September 6, 2022) for Domestic use only. * RECENT UPGRADE: UNDERGROUND SPRINKLERS 6-ZONES installed in May-June 2023, Hydrawise (HUNTER) Wi-Fi-app on the phone and wall mount device controlled. Covers front and backyards, also the narrow strip grass outside/along the side fence. * RECENT UPGRADE: EPOXY GARAGE FLOOR (Summer 2022). New Garage DOOR OPENER 2022, PHONE APP (myQ, Wi-Fi) controlled. * RECENT UPGRADE: TOTO Neorest SMART TOILET (2023). * Heated attached double garage, with EPOXY FLOOR completed in Summer 2022. * NEW Garage DOOR Opener in 2022, with phone app (myQ, Wi-Fi) control avail7 Woodrow close is a tucked away gem, quiet, and nicely connected to the walking trails, it's an easy walk to Heritage Range and the Red Deer river and a short drive to downtown and Red Deer hospital! ~5 Beds, 3 Baths, located on a family friendly CLOSE, steps from WALKING TRAILS! This fully finished home features Quartz countertops, upgraded light fixtures, newer cabinet hardware, tile flooring plus updated carpet & blinds. The main and en-suite bath have been recently updated with subway tile, quartz countertops with

undermount sinks, tiled flooring plus a TOTO Neorest smart toilet in the ensuite! Walk into the main floor living room with Acacia hardwood, large and bright front window, and impressive feature gas fireplace. A few steps to the upper level is home to a large and bright kitchen with ample counter and cabinet space, tiled flooring and center island with breakfast bar. The spacious dining area will accommodate the entire extended family. There are 3 beds and 2 baths on the upper level, including the spacious rear master with updated 4pc en-suite & walk-in closet. The basement is fully finished with in-floor heat, 2 large bedrooms (one is huge and could also make a great media/exercise room) and a large family room. There is also a large storage area - perfect for seasonal items! The windows are large & bright, allowing loads of natural light, this fine home also features a newer (2022) tank for the domestic supply, central A/C, reverse osmosis and water softener a lovely covered rear deck with a gas line for your BBQ, plus a separate hot tub breaker & wire below, & a large yard with UNDERGROUND SPRINKLER SYSTEM (2023), all enclosed with vinyl fencing. This fine home is made complete with a heated attached double garage with EPOXY flooring (2022), space to park your RV & fabulous neighbours!