



GRASSROOTS
REALTY GROUP

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**107 Alexander Crescent
Red Deer, Alberta**

MLS # A2245408



\$1,275,000

Division:	Anders Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,368 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging S		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Landscaped, Many Trees, Underground Sprinklers		

Heating: Fan Coil, In Floor, Fireplace(s), Natural Gas

Floors: Laminate, Tile

Roof: Concrete, Tile

Basement: Separate/Exterior Entry, Finished, Full, Walk-Out To Grade

Exterior: Concrete, Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Elevator, French Door, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: 2x dishwashers, 5 T.V.'s and 4 mounts, upper deck B.I. BBQ, Table Tennis top, Level 2 vehicle charge station, U.G. sprinkler system, 2x A/C units, garage shelving, 10x10 shed.

Exquisite Custom-Built Home in Prestigious Anders & Over 4,900 Sq Ft of living space with ELEVATOR!! Welcome to this stunning custom designed 2-storey home nestled on a beautifully landscaped, private lot in Anders, one of Red Deer's most sought-after neighborhoods. Boasting over 4,900 sq ft of meticulously developed living space, this residence offers luxury, comfort, and thoughtful design throughout & complete with a home elevator, so you'll never need to take the stairs! Step inside to a bright and open main level featuring 17' vaulted ceilings, a wall of triple pane windows, and a spacious living room with a cozy gas fireplace. The elegant chef's kitchen is a true centerpiece, outfitted with raised-panel maple cabinetry, marble tiled floors, Sub-Zero paneled fridge, Wolf gas range, double ovens, granite countertops, a corner pantry, and a large central island & perfect for entertaining. A main floor office with its own gas fireplace provides a quiet workspace, while a separate flex room with heated flooring & previously used as a spa & offers ideal space for a guest room, gym, or playroom. Upstairs, the primary suite is a serene retreat with tray ceilings, a luxurious 5-piece ensuite featuring a soaker tub, dual vanities, tiled shower, and heated floors. Two additional spacious bedrooms share a 5-piece bath, and a convenient laundry room completes the upper level. The fully finished walk-out basement is an entertainer's dream with in-floor heating, a family room, games area (pool table included!), a wet bar, and a custom wine cellar. You'll also find two large bedrooms and a full 5-piece bathroom & perfect for guests or teens. Enjoy your outdoor space year-round with a partially covered rear deck that captures the evening sun, and a covered lower patio ideal for a hot tub. Additional

features of this fine home include: Concrete tile roof - Spray foam insulation - Underground sprinklers - Central air conditioning - Fan coil furnaces - Custom crown mouldings - Triple heated tandem garage with Tesla charger. This rare property is a MUST-SEE for discerning buyers seeking luxury living in one of Red Deer's finest communities!!