



GRASSROOTS
REALTY GROUP

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7 Goodacre Close Red Deer, Alberta

MLS # A2246053



\$474,900

Division:	Glendale Park Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,958 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.22 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, hood fan, window coverings, garage door opener, shed, garage door controls x2.

A renovated home on a pie shaped lot and located on a close! The curb appeal is accented by the front attached double car garage & brick accents. The front entryway greets you to the open style main floor plan that features laminate flooring. White kitchen cabinets are complemented by granite countertops, tons of pot/pan drawers, full tile backsplash, a large eating bar & a wall pantry. The eating area has vaulted ceilings and adjoins to the large living room that features vinyl windows. Upstairs has 3 bedrooms and 2 bathrooms. The king sized primary bedroom boasts a walk in closet, 3 piece ensuite with tile, a furniture style vanity, a window & a tiled shower. The other bathroom is a 5 piece with quartz countertops, double sinks and a window. The third level has a massive family room with 2 accesses to the backyard and side yard with skylights and is flooded with natural light through various windows. This space would work great for an entertainment area, a kids play area, an at home gym or large at home office. There is a family room that is tiled and is warmed by the wood stove. There is a laundry room in the back entryway & a 2 piece bathroom. The basement has a family room and a 4th bedroom with a 4 piece ensuite. The pie shaped lot has a ground level deck (roughed in for a future hot tub), an interlocking patio and a garden area.