



**GRASSROOTS**  
REALTY GROUP

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**15 Dolan Close  
Red Deer, Alberta**

**MLS # A2247646**



**\$575,000**

<b>Division:</b>	Davenport		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,277 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Off Street, RV Access/Pa		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Tree		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Pantry, Separate Entrance, Storage		

**Inclusions:** Washer and Dryer Downstairs, Shed, Garage Door Opener and Controls

The Perfect Blend of Family Togetherness & Personal Space! This fully finished BUNGALOW on a massive PIE LOT is the ultimate setup for growing families, multi-gen living, or anyone who values a little breathing room, Upstairs offers a bright, open layout with a spacious primary room, second bedroom that can also double as an office, two full bathrooms, and a welcoming family room. The kitchen opens to a large UPPER DECK with GAS HOOK UP for your BBQ - perfect for morning coffee or evening gatherings overlooking fruit trees, berry bushes, and the beautifully landscaped yard. The SEPARATE- ENTRY basement is ideal for teenagers, extended family, or guests - featuring 3 bedrooms, a full bathroom, a second family room, IN FLOOR HEAT and its OWN LAUNDRY. Car and hobby lovers will appreciate not one but 2 GARAGES - an attached garage plus a detached, heated 220V shop complete with its own TOILET ROOM with a sink. There's plenty of extra parking, RV HOOK UP, 220v exterior access, and even a DUMP STATION for the ultimate convenience. Enjoy the gazebo, fire pit are, and wide-open space this huge lot provides - all within close proximity to schools, shopping and amenities. This is more that a home - it's a lifestyle upgrade designed for comfort, privacy, and a touch of fun.