



GRASSROOTS
REALTY GROUP

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**147 Webster Drive
Red Deer, Alberta**

MLS # A2248189



\$599,700

Division:	Westlake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,580 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: All window coverings

Nestled in the prestigious community of Westlake, this beautifully upgraded 5-bedroom, 3-bath modified bi-level offers style, comfort, and an unbeatable location. From the spacious front entry, step into a bright open-concept main floor where soaring vaulted ceilings enhance the sense of space. The inviting living room flows into the dining area and a chef's kitchen featuring granite countertops, stainless steel appliances, a large island with seating, a corner pantry, and a sleek tile backsplash—perfect for everyday living and entertaining. The private primary suite is set above the garage, offering a relaxing retreat with a spa-inspired 5-piece ensuite complete with a corner soaker tub, separate shower, and walk-in closet. Two additional bedrooms and a full bathroom complete the main level. Downstairs, the fully finished basement offers a spacious family room with a three-sided gas fireplace, two more bedrooms (ideal for guests, a home office, or gym), a modern 3-piece bathroom, and a wet bar with wine fridge. In-floor heating is roughed in for extra comfort. Outside, enjoy a backyard designed for both relaxation and gatherings, with a large entertaining deck, a second deck for quiet moments, a tranquil pond, and a firepit patio. The double attached garage provides plenty of parking and storage. Recent updates include a newer furnace, brand-new shingles on both the house and garage (Oct 2024), and on-demand hot water. Located close to walking trails, Heritage Ranch, Red Deer Polytechnic, South Hill, downtown, and Hwy 2, this Westlake home is move-in ready and waiting for its next owners.