



GRASSROOTS
REALTY GROUP

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**3715 44A Avenue
Red Deer, Alberta**

MLS # A2248365



\$875,000

Division:	Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,131 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Alley Access, Double Garage Attached, Double Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Lev		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Offered for the first time on the market, this custom-built 2013 home sits on a mature lot in a quiet close in the highly sought-after neighbourhood of Mountview. With over 1,950 sq.ft. of above-grade living space, this property blends modern design with timeless charm. You're welcomed by a picturesque covered front veranda into a bright, inviting foyer that sets the tone for the home. The main floor boasts an open-concept layout with the heart of the home the kitchen featuring custom maple cabinetry to the ceiling, stainless steel appliances including a gas stove, a large island, pantry, and a granite sink perfectly positioned to overlook the stunning backyard. The dining area flows seamlessly into the living room, creating the ideal space for entertaining. Off the fully finished garage, you'll find a functional mudroom with built-in lockers, a home office with views of the close, and a convenient 2-piece bath. Upstairs offers three spacious bedrooms, a family room, and separate laundry. The primary suite is a true retreat with matching custom cabinetry in the ensuite, a tiled stone shower, built-in laundry hampers, and dressing room. The unfinished basement is ready for your personal touch with 9 foot ceilings. Outside, the east-facing yard is a showstopper & featuring a large covered deck with gas hookups and a bonus 25.2 x 27.4 Second heated Garage for toys, hobbies, or a home gym, many easy to manicure garden beds with perennials and easy to maintain trees. This yard is private and over 10,000 sqft of your own piece of paradise. Pristine and lovingly maintained, this home is a rare opportunity in a location the sellers have cherished for decades.