



GRASSROOTS
REALTY GROUP

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**23 Lamar Close
Red Deer, Alberta**

MLS # A2248440



\$549,900

Division:	Lonsdale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,189 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Fruit Tree		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, HOT TUB, ATTACHED TV STAND, BAR FRIDGE, WINDOW COVERINGS, GARAGE DOOR OPENER AND CONTROL, A/C.

FULLY DEVELOPED 4 BEDROOM, 3 BATHROOM BI-LEVEL ~ LOCATED IN A CLOSE ON A LARGE PIE LOT ~ BEAUTIFULLY LANDSCAPED WEST FACING BACK W/KOI POND ~ Covered front entry welcomes you and leads to a large sun filled foyer with raised ceilings, ample closet space and convenient access to the garage ~ Open concept main floor layout is complemented by high ceilings ~ The living room features raised ceilings and has an oversized west facing window that allows natural light to fill the space ~ The kitchen offers an abundance of dark stained cabinets, granite counter tops, island with a raised eating bar, full tile backsplash and a large walk in pantry ~ Easily host large gatherings in the dining room with garden door access to the west facing deck, featuring composite deck boards and a BBQ gas line ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, has a large walk in closet with built in shelving and organizers, and offers a spa like ensuite featuring a huge walk in tile shower with two shower heads ~ Second main floor bedroom is conveniently located next to the 4 piece main bathroom ~ The fully finished walkout basement has large above grade windows and offers a large family room with a wet bar, gas fireplace with floor to ceiling tile and a separate entrance leading to the lower covered patio, hot tub (included with the sale) and backyard ~ 2 additional bedrooms are both a generous size and have ample closet space ~ 4 piece bathroom features heated tile floors and an extra deep soaker tub ~ Front load laundry pair, with pedestals, are located in their own room ~ 24' L x 22' W attached garage is insulated, finished with painted drywall, and has a man door to a fenced in dog run and the backyard ~ The sunny west facing backyard is beautifully landscaped with well established trees, shrubs and

perennials, plus a large covered patio and hot tub area, a relaxing koi pond with a waterfall next to the stone fire pit, includes a garden shed and is fully fenced with back alley access ~ Located in a key hole close, walking distance to multiple schools, parks, playgrounds, walking trails and with easy access to shopping and all other amenities.