



GRASSROOTS
REALTY GROUP

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**222 200 Ramage Close
Red Deer, Alberta**

MLS # A2249024



\$609,900

Division:	Rosedale Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,406 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Fridge, stove, b/i microwave, b/i dishwasher, mini fridge, central vac and attachments, garage door opener and controls.

Located on a quiet close, this spacious walkout bungalow sits on a landscaped, pie-shaped lot with plenty of outdoor space. The open floor plan features vaulted ceilings and maple hardwood floors, creating a bright and functional layout. Just off the foyer is a bedroom that could also be used as a home office, offering flexibility for work or guests. The kitchen is well-equipped with a raised bar-height island, walk-in corner pantry, stainless steel appliances, hickory cabinetry, and a tile backsplash. The dining area provides direct access to a large back deck with a gas BBQ line, making it convenient for both everyday meals and gatherings. The living room features a central fireplace with tile and wood surround, along with large windows that look out to the backyard. The primary bedroom includes a walk-in closet and a 5-piece ensuite with dual sinks, a jetted tub, and a separate shower/toilet area. A third bedroom and a 4-piece bathroom complete the main floor. The fully finished walkout basement offers in-floor heat and opens to a cement patio. This level includes a large family room with a built-in wet bar, a den currently used as a media room, another bedroom, a 4-piece bathroom and a spacious laundry room with a utility sink. The laundry room is large enough to convert into an additional bedroom if needed. Outside, mature landscaping adds privacy and shade, creating an enjoyable space to relax. Additional features include central air conditioning, an irrigation system, natural gas BBQ hookup, and low-maintenance Duradeck decking.