



**GRASSROOTS**  
REALTY GROUP

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**66 Grove Close  
Red Deer, Alberta**

**MLS # A2249445**



**\$850,000**

<b>Division:</b>	Garden Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,491 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Conservation, Cul-De-Sac, Lands		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Wired for Sound

**Inclusions:** Shed

Welcome to 66 Grove Close &mdash; a rare opportunity to own an executive family home backing directly onto the MacKenzie Trail System and a forested reserve, where moose and deer are your frequent visitors. The heart of this home is the chef's kitchen, featuring an oversized pantry, abundant workspace, and seamless flow into the dining and living areas. Step onto the back deck with BBQ hook-up and take in the serene backdrop of the forest. The Great Room offers more stunning views, enhanced by a striking fireplace feature. A convenient main floor office and a spacious back entry with bench and closet add both function and style. Upstairs, you'll find a fabulous bonus room along with 4 bedrooms, including a luxurious primary suite overlooking the trees with a spa-like 5-piece ensuite, plus three more well-sized bedrooms, a 4-piece bath, and laundry. Warm hickory hardwood floors flow throughout both the main and upper levels. The lower level is designed for comfort and versatility with heated floors, a cozy family room, and a kitchenette/bar &mdash; perfect for entertaining. This level also includes a 5th bedroom and 3-piece bath, ideal for guests, teens, or extended family. Extras include A/C, a Sonos sound system in common areas and the Primary bedroom, newer appliances, and a heated garage. With Red Deer's trail system literally in your backyard, this home offers an unmatched combination of elegance, comfort, and connection to nature. A true gem for the family who values both luxury and lifestyle.