



GRASSROOTS
REALTY GROUP

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**46 Kirkland Close
Red Deer, Alberta**

MLS # A2250692



\$489,900

Division:	Kentwood West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,259 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Fac		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, bi dishwasher, bi microwave range, washer, dryer, all window coverings, garage controls and 2 remote openers

~Step inside this PRISTINE 5-bedroom 3-bathroom home~ Boasting three spacious bedrooms on the main floor, the primary has a walk-in closet and beautiful 3-piece ensuite, with new CUSTOM STEP IN SHOWER!!! All new flooring on the main floor, new appliances, freshly painted, hot water tank (2017), heater in garage is new. Shingles are 2016. The living room has a cozy gas burning fireplace with tiled surround and oak mantle. The FULLY DEVELOPED BASEMENT features two more spacious bedrooms, a large laundry room (previously a 6th bedroom) and a 4-piece bath with jetted tub! The family room is massive and great for a growing family, operational in-floor heat keeps it cozy all year. The oversized garage has 9' door and fully finished with a new heater and 220 wiring!!! The tiered deck has power to the lower deck for a future hot tub. The beautifully finished back yard is nicely landscaped and fenced. Take ownership of your new beautiful home and enjoy the rest of your summer and fall with peace of mind. Close to schools, trails, and major bus routes.