



GRASSROOTS
REALTY GROUP

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**26 Windermere Close
Red Deer, Alberta**

MLS # A2252679



\$384,900

Division:	Westlake		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,378 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, No Neighbours Behind		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Bathroom Rough-in, Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS		

3 BEDROOM, 3 BATHROOM SEMI DETACHED 2 STOREY IN WESTLAKE ~ ATTACHED GARAGE ~ ~ Covered front entry welcomes you to this well cared for home loaded with upgrades ~ Spacious foyer with a large coat closet and convenient access to the attached garage ~ The open concept layout is complemented by 9ft. ceilings and hardwood flooring that creates a feeling of spaciousness ~ The living room features a large west facing picture window that overlooks the backyard and allows for natural light to fill the space ~ The kitchen offers a functional layout with plenty of dark stained cabinets, ample counter space including an island with an eating bar, full tile backsplash and a walk in corner pantry ~ The dining room offers sliding door access to the west facing deck with a privacy wall, and backyard with no neighbours behind ~ 2 piece main floor bathroom ~ The primary bedroom offers plenty of space for a king size bed and furniture, plus a spacious walk in closet with built in organizers, and an ensuite featuring a walk in steam shower ~ 2 additional bedrooms are both a generous size with ample closet space and are conveniently located next to a 4 piece bathroom ~ Stackable front load laundry pair is located on the upper level ~ The basement has high ceilings, bathroom plumbing roughed in, and awaits your future development with plenty of space for a family room, full bathroom and a bedroom ~ Underfloor heat and central vacuum are roughed in ~ The west facing backyard with no neighbours behind is landscaped and fully fenced ~ 21' long x 13'6" wide attached garage is insulated and finished with paint ready drywall ~ Located close to all amenities including; shopping, dining, Red Deer Poly, multiple schools, parks, trail system, and Heritage Ranch with easy access to downtown, the hospital and highway access ~ Pride of ownership is evident in this well

cared for home.