



GRASSROOTS
REALTY GROUP

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**12 Ammeter Close
Red Deer, Alberta**

MLS # A2255041



\$629,900

Division:	Aspen Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,354 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped		

Heating:	Boiler, In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, Stove, Double Oven, Dishwasher, Microwave Oven, Basement Fridge, 2 Garage Remotes, Central Vacuum & All Attachments, Reverse Osmosis, All Window Coverings, 2 Wall Mounts for TVs, Shelving in Kitchen Pantry, Attached Garage Shelving, Pool Table & Accessories, Dartboard, Bar Fridge		

This is a Unique find! On a huge lot on a quiet Anders close sits this spacious 1354 sq foot home (2560 sq feet on 2 levels.). The home sits on a huge lot (7800 sq feet) that allows for both an attached 23 X 25 and detached 20 X 30 garage. From the moment you arrive you'll notice the wide driveway which allows for extra parking options. Once inside this bright bilevel home you'll notice the many updates. There is attractive vinyl plank flooring on much of the main level. White trim and white doors give the home a fresh feel. The beautiful newer kitchen has been expertly designed for both function and style. You'll be WOWed with the amount of attractive cabinets and the huge island with a built-in dining table & eating bar. This upscale kitchen offers gleaming quartz countertops and a coffee/wine bar centre. The unique double pantries are ideal for those who love to cook. The amount of natural light in the kitchen is incredible with the abundance of East facing windows. The kitchen leads out to a large covered deck with under deck storage and the massive yard with plenty of space for kids and pets. There are 3 bedrooms on the main level, including the primary bedroom with a walk-in closet and a luxurious ensuite with both a jet tub and a shower. The 3 bedrooms have excellent condition hardwood flooring. The main bathroom has a gorgeous professionally tiled shower. The lower level is made for entertaining with its wet bar, pool table and accessories (included) and media area. There is a fourth bedroom, a full bathroom and under-stair storage. There's plenty of space to add a fifth bedroom if required. The high ceilings make the space feel even larger than it is. The home has upgraded mechanical as it is heated with both a boiler and furnace. For your year round comfort it offers in floor heating plus central AC. Aspen Ridge in Anders is a sought after safe quiet

neighborhood with its proximity to parks, schools, the Collicutt Centre and shopping. If you're fussy about location, seeking a family sized home with a kitchen for all to gather in and need or desire 2 garages then this may be just the property for you!