



GRASSROOTS
REALTY GROUP

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**42, 2821 Botterill Crescent
Red Deer, Alberta**

MLS # A2257058



\$334,900

Division:	Bower		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,070 sq.ft.	Age:	1988 (37 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, RV Gated, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 610
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Laminate Counters, Pantry, See Remarks, Storage, Vinyl Windows		

Inclusions: None

WELCOME to this lovely upgraded home with many features to enjoy as you enter a large ceramic tile foyer with a custom built in cabinet for your shoes and trinkets. We offer two bedrooms on the main with a full bath in between. The kitchen offers plenty of cupboards and working space plus a built in pantry. Fridge, stove, hoodfan have all been upgraded within a year. There is bar seating at the counter and a cozy dining/living area with access to the private deck. Downstairs we have a bright large rec area with a cozy gas fireplace feature with built in cabinets on each side. There is another full bath, a den plus a workshop /crafts room to tinker in! The utility room also comes with a small wash sink handy for the quick clean ups ~ UPGRADES include upstairs new doors, trims, hardwood flooring, upstairs closet doors, brand new pocket door from the primary bedroom into the bath room, high profile toilets, bidet, all windows/patio door have been replaced with exception of slider window off dining area. patio door, large basement bi-level windows, central vac with attachments, sink in workshop area, built in kitchen pantry plus overhead storage in garage complete with stair extension. **All basement carpet removed and upgraded to Gorgeous vinyl plank - Poly B plumbing has been replaced with new PEX. The Air Conditioning unit was recently installed along with a new power humidifier. The furnace has been inspected and new motherboard replaced. Missing Window blinds have been ordered and will be replaced prior to possession. This is a desirable friendly community where 50 plus can enjoy a more carefree lifestyle steps from the walking trails into Kin Canyon and perfectly located close to shopping and restaurants!