



GRASSROOTS
REALTY GROUP

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**371 Lancaster Drive
Red Deer, Alberta**

MLS # A2260627



\$485,900

Division:	Lancaster Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,177 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Gravel Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Gentle Slope		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	11-38-27-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Central Vacuum, Chandelier, Crown Molding, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: AC UNIT, UNDERGROUND SPRINKLER SYSTEM,

Come and see this beautiful bi-level with 3 bedrooms on main level and all the extras completed for you. This home has a sought after open concept design with muted tones and consistency throughout. The floor to ceiling stone fireplace is highlighted in the living room, with tray ceiling, pot lights, and rich colored laminant flooring to compliment. The kitchen has a center island and under counter seating, lots of cupboard space, full tile backsplash, a large corner pantry and stainless steel appliances. All light switches have dimmers and all window coverings are honeycomb blinds with cafe' style option. There are 3 bedrooms, a 4 piece bathroom and a 4 piece ensuite in the primary bedroom. The linen cupboard is spacious and the central vacuum is operational. The unfinished basement has potential for development with high ceilings and roughed in infloor heat. Washer and dryer are in the basement. The south facing deck overlooks a fully landscaped yard with a beautiful stamped concrete patio & walk way with statagically planted trees all surrounded by vinyl fencing. Enjoy the underground sprinkler system to keep that lawn looing pristine. The 24' x 24' detached garage has plenty of room for storage and vehicles. This home is close to walking trails, parks, schools, shopping and amenities. It is move in ready so come and have a look.