



GRASSROOTS
REALTY GROUP

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**51 Bannerman Close
Red Deer, Alberta**

MLS # A2263511



\$1,525,000

Division:	Bower		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,604 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Additional Parking, Aggregate, Garage Faces Side, Heated Garage, Insulated		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating: Boiler, In Floor, Forced Air, Natural Gas

Water: Public

Floors: Carpet, Hardwood, Tile

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: R-L

Foundation: Poured Concrete

Utilities: Electricity Connected, Natural Gas Connected

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, Wood Counters

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS

FULLY DEVELOPED EXECUTIVE STYLE 2-STOREY LOCATED IN ONE OF RED DEER'S MOST PRESTIGIOUS LOCATIONS ~ BACKING ONTO AN ENVIRONMENTAL RESERVE & PIPER CREEK ~ EXPANSIVE PIE-SHAPED LOT, BEAUTIFULLY DESIGNED WITH LOW MAINTENANCE LANDSCAPING ~ LOADED WITH HIGH END FEATURES & FINISHINGS ~ This luxury home was custom built by Bowood Homes, , showcasing exceptional craftsmanship and attention to every detail ~ Covered front entry leads to a grand foyer with high ceilings that open to the upper level and accented with a chandelier ~ Great room with a sitting area opens to the dining room with a gas fireplace accented with tile and stone ~ Stylish wet bar features rich wood cabinetry, stone countertops and tile backsplash ~ The living room is flooded with natural light from the abundance of large windows and has garden door access to the partially covered deck ~ Gourmet kitchen features rich wood cabinetry with crown moulding, large drawers, lighted display cabinets, a full tile backsplash, stone countertops, oversized island with a butcher block section and a second sink, a premium Wolf gas range & a commercial style refrigerator ~ Walk in pantry with built in shelving ~ The primary bedroom can easily accommodate a king size bed with room for a sitting area, spa like ensuite has dual sinks and a built in makeup counter, air tub, separate water closet & a steam shower ~ The walk in closet has built in shelving, dressers, & a bench with access to the laundry room w/built in cabinets, a folding counter, sink and sewing desk ~ Mudroom has more built in cabinets, large closets, & access to the triple attached garage (heated & fully finished) ~ Open staircase leads to the library with built in bookcases & an adjoining wet bar with built in cabinets, stone countertops ~ 2nd bedroom has a walk in closet

and is located next to a 4 piece bath ~ Bonus room has vaulted ceilings, rows of recessed lighting, built in cabinets and a walk in storage closet ~ The bright and spacious walkout level is highlighted by a large recreation room with a wet bar featuring rich cabinetry, stone counters & a wine cellar, that opens to a sitting area with stone and wood details ~ Garden doors leading to the covered patio ~ Media room has built in cabinets and tiered seating ~ Home gym has floor to ceiling mirrors ~ 3 piece bath ~ 2 basement bedrooms have walk in closets, one has a 3 piece ensuite ~ 2nd laundry room next to bedrooms ~ The backyard oasis was professionally landscaped, has an irrigation system, putting green, gazebo and fire pit, tons of mature trees, shrubs and perennials, large storage shed, and unobstructed views ~ Convenient location close to all amenities with tons of great shopping and dining within walking distance in a one of a kind location ~ Pride of ownership is evident!