



GRASSROOTS
REALTY GROUP

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6 Grove Close Red Deer, Alberta

MLS # A2263525



\$850,000

Division:	Garden Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,579 sq.ft.	Age:	2013 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Faces Front, Insulated, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tree		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS		

FULLY DEVELOPED 2-STOREY IN GARDEN HEIGHTS ~ WEST FACING BACKYARD WITH NO NEIGHBOURS BEHIND ~ CUSTOM BUILT HOME LOADED WITH UPGRADES ~ Covered front veranda welcomes you and leads to a 2-storey foyer ~ Open concept main floor layout is complemented by hardwood flooring and large west facing windows that fill the space with natural light ~ The stunning kitchen offers an abundance of custom cabinetry accented with crown moulding, ample stone counter space plus an unobstructed island with butcher's block, apron front sink with a window above, full tile backsplash and a walk in pantry with floor to ceiling shelving ~ Easily host a large family gathering in the spacious dining room with garden door access to the west facing deck with frosted glass privacy panels and duradek finish ~ Stunning two sided fireplace separates the living and dining rooms, has a mantle and space for a TV ~ Conveniently located home office is just off the foyer, has a closet for storage and large windows that overlook the covered veranda and front yard ~ Beautiful 2 piece main floor bathroom has a custom vanity and extensive tile ~ Huge mud room has built in bench and lockers, plus a large walk in closet, and easy access to the double attached garage ~ Open staircase leads to the upper level landing that overlooks the foyer below ~ French doors lead to the primary bedroom that can easily accommodate a king bed plus multiple pieces of furniture, and includes a spa like ensuite with dual sinks, heated tile floors, stand alone tub, walk in steam shower, water closet and a huge walk in closet with built in organizers ~ 3 bedrooms located on the upper level are all a generous size with ample closet space ~ 5 piece split bathroom is ideal for sharing, with dual sinks in one room and a separate space for the tub and toilet ~ The fully finished

basement offers large above grade windows and operational in floor heating ~ The L-shaped family room has rows of recessed lighting, tons of room for a sitting area and rec space, and west facing windows with views of the park ~ 2 bedrooms (one currently being used as a craft room) share a 4 piece bathroom ~ Other great features include; maple railings, glass door knobs, custom lighting throughout, central air conditioning ~ The west facing backyard is landscaped, has well established fruit trees, a lower patio, and is fully fenced with access to the green space ~ 26' L x 24' W attached garage ~ Located in Garden Heights neighbourhood, with easy access to walking trails, multiple parks, playgrounds, many schools, excellent shopping plazas with all amenities.