



GRASSROOTS
REALTY GROUP

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**139 Allwright Close
Red Deer, Alberta**

MLS # A2267920



\$609,900

Division:	Aspen Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,172 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s), Wired for Sound		

Inclusions: -fridge -stove -built-in dishwasher -built-in microwave -washer -dryer -all window coverings -ceiling fan(s) -central air conditioner -central vacuum + attachments -garage door opener(s) -garage door control(s) -tv wall mount(s) -storage shed -garage cabinets -home theatre equipment (basement) -in-wall speakers

Welcome to this exceptional Canada West–built 2-storey home, perfectly situated on a quiet close in the highly sought-after Aspen Ridge neighbourhood. Surrounded by schools, shopping, and an abundance of parks and trail systems, this location offers the ideal balance of convenience and tranquility. Step inside to a grand foyer that immediately impresses with open sightlines to the main living area and a stunning custom staircase leading to the upper level. The chef-inspired kitchen is sure to impress with its quartz countertops, raised maple cabinetry, full tile backsplash, corner pantry, raised eating bar, and premium stainless-steel appliances—including a gas range. The spacious living room exudes warmth and style, featuring oversized windows, an elegant natural gas fireplace with a stone surround and mantle, and built-in wall speakers for the ultimate entertaining experience. The adjoining dining area offers seamless flow between the kitchen and living spaces, perfect for family gatherings or hosting guests. A main floor office (or potential bedroom), convenient 2-piece powder room, and well-appointed laundry room complete the main level. Upstairs, the thoughtful design continues with three generous bedrooms and two full bathrooms. The luxurious primary suite is a true retreat—complete with a large bedroom, private den or office space, spa-inspired 4-piece ensuite featuring an air-jetted tub, separate shower, makeup vanity, and an expansive walk-in closet. The fully finished basement is built for entertaining, showcasing a massive family large bedroom, a 4-piece bathroom, and a custom home theatre room—perfect for cozy family movie nights. Not to be overlooked, the oversized heated garage is a dream for any hobbyist, featuring epoxy flooring, a floor drain, and plenty of built-in storage. Step outside and enjoy your

private east-facing backyard oasis with a covered deck (including a natural gas BBQ line), lower patio, mature trees, and a handy storage shed. Additional features include operational in-floor heating, central air conditioning, and central vacuum system. This meticulously maintained home offers the perfect blend of comfort, elegance, and functionality—an exceptional opportunity in one of Red Deer's most desirable communities.