



GRASSROOTS
REALTY GROUP

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**36 Kershaw Close
Red Deer, Alberta**

MLS # A2269293



\$424,900

Division:	Kentwood East		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,257 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Street Lighting, Un		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

This isn't your average bi-level — it's got presence. From the moment you step inside, the maple-and-glass railing and vaulted ceilings set the tone: modern, bright, and seriously classy. The kitchen is a showpiece with floor-to-ceiling, soft-close drawers, full tile backsplash, stainless steel appliances, and a large island made for hanging out. The primary suite is oversized with a walk-in closet and spa-like ensuite. Every detail is dialed in — built-in sound system (inside and out), Wi-Fi access point that reaches the backyard, reverse osmosis water, on-demand hot water, built-in vac, alarm system, and even a timer for your exterior lights. The basement is partially developed: framing is complete for storage rooms, a bedroom, and a family room area that can be designed exactly how you like it, with 9-ft ceilings, roughed-in in-floor heat, and big windows that let natural light pour in. Step out back, and it gets even better. The fenced yard is fully landscaped and complete with underground irrigation. There's a raised deck off the back door for grilling (natural gas line ready to go), and a second raised patio with double hanging sun swings — perfect for late summer nights or lazy Sunday mornings. Add a 22' x 20' detached garage, and you've got a home that's as functional as it is impressive. This one doesn't blend in — it stands out.