



GRASSROOTS
REALTY GROUP

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**371 Lancaster Drive
Red Deer, Alberta**

MLS # A2270926



\$439,900

Division:	Lancaster Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,272 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape,		

Heating: In Floor Roughed-In, Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Underground Sprinkler System

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-N

Utilities: -

Pride of ownership shines throughout this immaculate and beautifully upgraded San Maria built home! Situated just steps from trails, parks, green spaces, schools, and so many great amenities just a short drive away. Upgrades in this home include Central A/C, tray ceilings, upgraded appliances, 9' basement ceilings, roughed in in-floor heat, energy efficient top-down/bottom-up Hunter Douglas blinds, underground sprinklers, a stamped concrete patio, vinyl fencing, a fully finished and insulated 24x24 garage with floor drain, and a beautifully landscaped yard. Step inside to a spacious tiled entryway that leads up to the main floor, where low maintenance laminate flows throughout the open living areas. The living room features a stunning tray ceiling and a stone faced gas fireplace, while the kitchen offers dark maple cabinetry, stainless steel appliances including a newer fridge, large corner pantry, and a generous island with an eating bar for extra seating. The dining space is generously sized and provides a clear view of the beautifully landscaped yard and offers access to the large deck with gas line for your BBQ. Three bedrooms are conveniently located on the main floor, including a spacious primary suite with a walk-in closet and full 4-piece ensuite. A second 4-piece bathroom completes this level. The unfinished basement provides endless possibilities and is ready for future development with 9' ceilings and in-floor heat roughed in. Stepping outside, you'll love spending summers in this beautifully landscaped yard, offering mature trees and 6' vinyl fencing, underground sprinklers, stamped concrete pathways and a firepit area, and a 24x24' detached garage with floor drain offering plenty of space for parking or storage. This home is a pleasure to show and must be seen to be fully appreciated!

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