



GRASSROOTS
REALTY GROUP

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5 Atlee Close Red Deer, Alberta

MLS # A2273898



\$534,900

Division:	Anders Park East		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,880 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Heated Garage, Insulated, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting		

Inclusions: 2 Fridges, Stove, Dishwasher, Microwave Oven, Washer, Dryer, 2 Garage Remotes, Central Vacuum & All Attachments, Water Softener, Alarm System (no contract), Downstairs Desk & Chair

If a premium location, quality of home and a large yard is important to you this may be just the property for you! Located on a quiet prestigious close in Anders is this pristine condition home. Pride of ownership shines both inside and out. The home sits on a large lot with a beautifully landscaped yard. The East facing yard has maintenance free vinyl fencing, a covered deck and professionally landscaped with flower bed curbing + in ground lawn sprinklers. The attached garage is heated and larger than most @ 26 X 26. It has the convenience of an attached shed. The home is a one of a kind custom build with many features that were ahead of their time. Soaring ceilings, open design and glass railings set this home apart from the competition. Thanks to the large windows throughout, there is extensive natural light that streams though this bright home. The home offers an abundance of space for family & friends to spread out as it offers 3 gathering spaces: a West facing large living room, a family room that is open to the kitchen + a recreation room in the lower level. There are 2 super sized bedrooms on the upper level that can both accommodate king sized furniture. The primary bedroom has a luxurious ensuite and the second bathroom can be used exclusively for the second bedroom. The kitchen is ideal for those who love to cook as it offers plenty of countertop space with a centre island + a corner pantry. A window over the sink looks conveniently into the backyard. The family room has huge windows that look out to the peaceful, pretty backyard. For your guests there is a 2 piece bathroom on the main level. For your convenience there is main floor laundry. There is a rec room and a third bedroom or office in the lower level. This home uniquely offers extensive walk in storage. The home has a newer 2024 high efficiency furnace. The shingles are rubber 50

year shingles (installed in 2005) Most of the windows have been replaced. For your summer comfort there is central AC.