



GRASSROOTS
REALTY GROUP

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5804 44 Avenue
Red Deer, Alberta

MLS # A2276335



\$559,900

Division:	Waskasoo		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,042 sq.ft.	Age:	1948 (78 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Detached, Heated Garage, Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Hardwood, 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, Closet Organizers, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Fridge, Built-In Oven, Gas Cook Top, Hood Fan, Microwave, Washer, Dryer, Window Coverings

Beautifully renovated and expanded in 2007, this 2 story home is sits on a gorgeous tree lined street. Boasting over 2000 sq ft with 8-10' additions of all new construction. Offering a fenced front yard section for added privacy, huge covered front porch ideal for relaxing and savoring a morning coffee on plus decorative stone pillars give it a rustic wood feel. Follow inside to find the open and inviting floor plan. Complimented with maple hardwood floors and ceramic tile throughout for durability. Large family room with picture window allows plenty of natural light to come in plus the crown molding along the ceiling lines add to the finishing. An absolute chefs dream for a kitchen design offering full surround Silestone quartz counters, undermount sink, built in oven and microwave, loads of cabinet space and drawers, coffee bar station plus a center island with gas cook top, hanging exhaust fan and Butcher Block counter top. Huge walk in pantry with floor to ceiling shelving plus there is a trap door leading to an additional storage space below. Enjoy the crackling free standing wood fireplace just off the dining area adding ambience to a winter day. The sumptuous main level Primary bedroom is a true retreat away. Plenty of room for your King size furniture, large walk in closet plus a spa like en suite offering dual vanity, walk in double shower plus a soothing two person corner air tub. Head upstairs and you will find three large, comfortable bedrooms with ample space providing flexibility for growing families or guest accommodations. Fully developed basement offers a great amount of space for recreation and entertainment. Enjoy your favorite streaming in the private media room with trayed lighting plus your own wet bar. Games area perfect for the kids to have fun in plus the office/den is great for work space or studio area. The mechanical/laundry room is equipped with wash

basin, functioning toilet, two newer hot water tanks, high efficiency furnace plus built in vac. Main plumbing stack has been replaced with back water valve plus new electrical panel in home as well. Home was also renovated to incorporate thermal break technology. Staggered stud framing greatly mitigates cold penetration, manages heat penetration and also minimizes noise transfer for added comfort. There is a spacious covered back deck which even offers a gas line for the bbq allowing you to grill year round. The beautiful mature yard comes with its own food forest label boasting raspberry, blueberry, black current bushes plus an apple tree. Firepit area great for sitting around and making memories. Large 24 x 24 heated garage ideal for vehicle storage plus there is even room for RV parking as well there is a garden shed perfect for seasonal items. Home is perfectly located just a short block to the incredible Waskasoo trail system and within walking distance to a number of schools, Kerry Wood Nature Center and for entertainment head to the Memorial Center for live performances.