

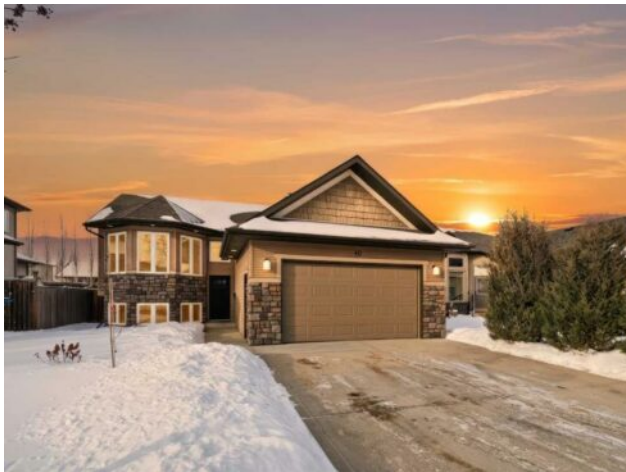


GRASSROOTS
REALTY GROUP

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**40 Walker Boulevard
Red Deer, Alberta**

MLS # A2277745



\$609,900

Division:	Westlake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,249 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, F		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Closet Organizers, Quartz Counters, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Built-in Cabinets in Garage

Step inside this beautifully RENOVATED and completely RESTORED bilevel home, where modern style meets inviting WARMTH! The OPEN CONCEPT main floor showcases VAULTED CEILINGS that fill the space with LIGHT, enhancing the home's airy, expansive feel. The bright white kitchen is a dream for both cooking and entertaining- complete with stainless steel appliances, sleek cabinetry, and plenty of counterspace to create your favorite dishes. You'll find two spacious bedrooms on the main floor, both designed for comfort and relaxation in mind. The primary features a large walk in closet and amazing five-piece ensuite, custom shower and large soaker tub, all nicely situated behind a custom barn door! Throughout the home you will find HIGH END LUXURY VINYL PLANK FLOORING adds a touch of elegance and durability, complimented by NEUTRAL WARM TONES that make every room feel cozy and WELCOMING. Gather with friends or unwind after a long day by the GAS FIREPLACE, the perfect focal point for this beautifully refreshed home! An exceptional FULLY DEVELOPED basement, designed for comfort and versatility. The ginormous family room is a true showstopper, featuring luxurious HEATED FLOORS that make the space warm and inviting all year round... perfect for movie nights, entertaining, or relaxing with family. Two spacious bedrooms offer plenty of room for guests, teens, or a home office setup, while the STYLISH three-piece bathroom adds convenience and MODERN APPEAL. Completing the lower level is a fully developed laundry room, thoughtfully designed with function and storage in mind. Upstairs the home continues to SHINE with WEST EXPOSURE, flooding the living spaces with NATURAL LIGHT and delivering breathtaking sunsets. Step outside to enjoy a large patio, ideal for summer barbeques and outdoor gatherings. With

RV parking, full fencing, and ample outdoor space, this property checks every box for COMFORT, PRIVACY, and PRACTICALLY. Every inch of this property has been thoughtfully updated to offer MODERN LUXURY with TIMELESS CHARM- A perfect move in ready home! Other great features include: NEW SHINGLES, AIR CONDITIONING, NEW WINDOWS, NEW KITCHEN APPLIANCES, NEW FLOORING, HEATED GARAGE 24x22, NEW DOORS, QUARTZ COUNTERTOPS, NEW BATHROOMS, OPERATIONAL IN-FLOOR HEAT, CUSTOM FIREPLACE, CENTRAL VACUUM & ALL NEW LIGHTING! Not just a house, this is a home you'll be proud to wake up to! Location truly sets this home apart! Perfectly situated in the highly sought after west end of Red Deer in WESTLAKE, this property offers QUICK AND EASY access to the highway, making commute a breeze. Just minutes away from RED DEER POLYTECHNIC, ideal for students, faculty, or investors alike. Nature lovers will be thrilled by the close proximity to some of the most beautiful trails Red Deer has to offer, all leading to the stunning HERITAGE RANCH!