



**4080 52 Street**  
**Red Deer, Alberta**

**MLS # A2278308**



**\$965,000**

<b>Division:</b>	Michener Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,342 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.58 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Environmental Reserve,		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all window coverings (blinds, curtains and rods), garage shelving rails, digital recorder and cameras for security system

ONCE IN A LIFETIME OPPORTUNITY to own this stunning in-fill in Michener Hill! Built in 2016 by Larkaun Homes and perched overlooking Woodlea Hill on a 50' x 490' lot (over 25,000sqft lot!) - this is the definition of "one of a kind"; With impeccable street appeal - this south-facing grass-free front yard features low maintenance, low-water use foliage with natural stone wall and gravel path. You are welcomed into this bright and inviting home via a large entry hall, leading past the main floor office, half bath and laundry room and into your open concept kitchen / living area. The well appointed kitchen features a centre island, sleek appliances and corner pantry. The living room offers a gas fireplace, and an uninhibited view overlooking downtown Red Deer and Woodlea Hill. The Primary suite is secluded down a private hall and includes a full ensuite with stand alone tub, separate shower, dual sinks and a walk in closet. Upstairs offers an additional two oversized bedrooms and one bathroom, and a landing area currently walled off that could be opened up to offer an office or flex space. The walkout basement has another oversized bedroom, with its own walk through closet and cheater entry to the full bath. To top it all off, there is a massive storage room, with a cold room as well! Heated via a high-efficiency boiler feeding underfloor heat throughout the home, and featuring HRV and oversized hot water tank - as well as rough-ins for forced air heating and a/c install should a new owner prefer. As if this home isn't enough, the property itself will stun even the most discerning buyer. Gently sloping for over 480'; you will transition from beautifully tiered and landscaped spaces featuring wood and gravel steps along both sides of the home, bringing you to beautifully tiered and landscaped perennial flowerbeds with alpine and prairie themes. The

gravel path and natural rock borders add to the charm of this space. A fenced in vegetable garden, fire pit and dog run area adds to this immaculate outdoor living space. Multiple sheds add to the already ample storage available throughout the property. From your own private forested oasis, you will be able to enjoy nature at its finest, with frequent visits from a plethora of wildlife, including but not limited to moose, deer, a wide array of birds (woodpeckers, flickers, blue jays, to name a few) and sometimes even fox and coyotes. Enough to keep everyone well engaged! Your attached double garage is roughed-in for heat, and there is an RV plug along the front drive as well. Words simply do not do this property justice, it must be seen to be fully appreciated!