



**GRASSROOTS**  
REALTY GROUP

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**25 Ashmore Close  
Red Deer, Alberta**

**MLS # A2279102**



**\$849,900**

<b>Division:</b>	Anders Park East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,499 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Boiler, Natural Gas
<b>Floors:</b>	Hardwood, Laminate, Tile
<b>Roof:</b>	Clay Tile
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Chandelier, Crown Molding, High Ceilings

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** None

Located on a large corner, pie-shaped lot in the established neighbourhood of Anders Park East, this spacious family home offers exceptional space, functionality, and views. Set on a lot over 12,000 square feet, the property provides ample outdoor space, privacy, and additional parking. The impressive front entrance opens to soaring ceilings and an inviting main living area featuring a gas fireplace, crown mouldings, and hardwood flooring. The kitchen offers granite countertops, new appliances, and flows into a comfortable family room with built-in cabinetry, ideal for everyday living and entertaining. A large deck extends the living space outdoors and captures beautiful city and mountain views. Upstairs, the well-designed layout includes four generously sized bedrooms, including a spacious primary suite with a sitting area, walk-in closet, and four-piece ensuite. The fully developed walkout basement features nine-foot ceilings, a large family and games area, wet bar, and an additional bedroom, providing excellent flexibility for guests or recreation. Additional features include wall-mounted air conditioning units, in-floor heating, HRV system, speakers throughout, a triple attached garage, RV parking pad, a landscaped yard with an irrigation system, and a garden shed that is equipped with electrical power. This home offers an outstanding combination of lot size, layout, and location in a sought-after Red Deer community.