



GRASSROOTS
REALTY GROUP

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36 Ibbotson Close
Red Deer, Alberta

MLS # A2279906



\$439,900

Division:	Ironstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,044 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Lawn, Low Maintenance Landscape, Standard Shaped Lot, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	RN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 36 Ibbotson Close, proudly located in the highly sought-after Ironstone community in SE Red Deer. Step into this spacious and inviting bi-level family home, with an open, double height entry provides a welcoming and functional transition to both levels. An open concept main living area with vaulted ceilings has an abundance of natural light. The bright living room flows seamlessly into the kitchen, which offers a large island with breakfast bar, corner pantry, and expansive windows overlooking the yard. The main level hosts two bedrooms, including a generous primary suite complete with a walk-in closet and a private 3-piece ensuite. A full 4-piece bathroom completes this level. Brand new carpet throughout the home adds a fresh, modern touch and move in ready comfort. The fully developed lower level offers an expansive family room, perfect for gatherings with family and friends designed with room to grow. This versatile space easily accommodates a games area, home theatre, workout zone, or all three, ensuring there's space for everyone to enjoy. A 3-piece bathroom, two generous bedrooms, a dedicated laundry room, and additional storage under the stairs complete this functional and flexible level. Off the dining area, a door leads to an oversized deck perfect for entertaining and summer barbecues. The fully fenced backyard features low-maintenance landscaping with gated access at both the front and rear. Completing the outdoor space is a double detached garage, ideal for winter parking, added storage, and year-round convenience. Ideally located near East Hill Shopping Centre, this home offers quick access to a variety of restaurants, coffee shops, and everyday amenities, including grocery stores and popular dining options. Nearby you'll also find excellent schools such as Hunting Hills High School, Notre Dame High School, St. Francis of

Assisi Middle School and Don Campbell Elementary School. The neighbourhood is rich in parks, walking trails, and recreational areas perfect for active families and outdoor enthusiasts. Located close to the Collicutt Center for indoor activities and fun. Plus easy access to Highway 2.