



**GRASSROOTS**  
REALTY GROUP

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**31 Armitage Close  
Red Deer, Alberta**

**MLS # A2281070**



**\$559,900**

<b>Division:</b>	Anders Park East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,530 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Alley Access, Double Garage Attached, Garage Door Opener, Ga		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected

**Features:** Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Jetted Tub, Laminate Counters, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, GARAGE DOOR OPENER AND CONTROL, BLINDS, CURTAIN RODS

FULLY DEVELOPED 5 BEDROOM, 3 BATHROOM BUNGALOW WITH 1530 SQ. FT. ABOVE GRADE ~ LOCATED IN DESIRABLE ANDERS PARK EAST ~ DOUBLE ATTACHED GARAGE ~ Landscaped front yard with aggregate driveway and walkways offer eye catching curb appeal to this well cared for home ~ A bright and spacious foyer with tile floors welcomes you and opens to the living room with vaulted ceilings and a large bay windows that overlook the front yard and allow for plenty of natural light ~ Vaulted ceilings continue into the generous size kitchen offering an abundance of cabinets with crown moulding, under cabinet lighting, and a built in desk; ample counter space; full tile backsplash; window above the sink, two pantries; and an eat in dining space where you can easily host large gatherings ~ Just off the kitchen is a family room featuring a brick faced fireplace with a raised hearth and mantle ~ Rear entrance has a coat closet and leads to the south east facing deck with duradek finish, aluminum railings, and privacy panels ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of large furniture, and has ample closet space ~ 3 piece ensuite features a walk in shower with a grab bar, and an oversized vanity ~ 2 additional main floor bedrooms are also a generous size with good closet space ~ 4 piece main bathroom has an oversized vanity, and a jetted soaker tub with a tile surround and grab bar ~ The fully finished basement offers tons of living space including a huge family room with LED lighting and a gas fireplace with a brick surround, raised hearth and mantle ~ 3 piece bathroom has a walk in shower and a linen closet ~ 2 additional bedrooms (for a total of 5) ~ Laundry is located in it's own room, has built in cabinets and a sink ~ Large storage room with an abundance of built in cabinetry provides endless storage ~ The

sunny south east facing backyard is fully fenced with back alley access, extensively landscaped with trees(fruit), perennials, and shrubs, still leaving tons of yard space and includes a shed with power ~ Other great features include; central vacuum, triple pane windows, Phantom screens ~ The 22' x 22' double attached garage is insulated, finished with painted drywall, has over 11' ceilings, and a man door to the side yard and gate to the backyard ~ Located in a quiet cul-de-sac steps to multiple parks and walking trails, with easy access to schools, Collicut Rec Centre, multiple shopping plazas, and all other amenities.