



GRASSROOTS
REALTY GROUP

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**83 Kirton Close
Red Deer, Alberta**

MLS # A2281167



\$524,000

Division:	Kingsgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,000 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, Storage, Wired for Sound		

Inclusions: TV Mounts x2, Bar Stools x3, All Light Fixtures & Ceiling Fans, Black Entertainment Unit Upstairs, Built in Sound System and Controls, Security System Panel and Sensors

Welcome to this beautifully maintained two-storey home tucked away on a quiet close in desirable Kingsgate, backing onto a large green space. Offering nearly 2,000 ft of living space, 4 bedrooms, and 3.5 bathrooms, this home delivers exceptional space, functionality, and long-term value in a family-friendly setting. The bright, open main floor is filled with natural light and creates a warm, welcoming atmosphere. The layout flows effortlessly through the kitchen, dining, and living areas, making it ideal for both everyday living and entertaining. This level also features a 2-piece bathroom and a convenient mudroom with built-in storage, thoughtfully designed for daily use. Upstairs includes a large bonus living area, upper-floor laundry, two bedrooms, a 4-piece bath, and a spacious primary suite with a 4-piece ensuite, walk-in closet, and additional storage. The fully finished basement expands the living space and includes a gas fireplace, recessed lighting, built-in sound system, and an additional bedroom. A versatile flex room provides excellent potential for a home office, music studio, or recreation space, along with additional storage. Outside, enjoy a covered deck, BBQ gas line, tiered landscaping, and a patio area perfect for evenings around the fire. Additional highlights include RV parking, back alley access, and an attached double garage with custom built-in storage. This home has been meticulously cared for and clearly reflects pride of ownership throughout. Recent updates include air conditioning (2022), shingles (2018), hot water tank (2018), and updated paint and trim (2021). Conveniently located close to schools and quick highway access, this property truly checks all the boxes for comfortable family living.