



GRASSROOTS
REALTY GROUP

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**15 Issard Close
Red Deer, Alberta**

MLS # A2285416



\$565,000

Division:	Ironstone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,543 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: NA

BEAUTIFULLY DESIGNED BI-LEVEL HOME offering space, functionality, and privacy in all the right places. An incredible showpiece in the sought after neighborhood of Ironstone. Warm tones and stone work compliment the pleasant curb appeal. A double attached garage with in floor heating provides plenty of comfortable indoor parking. Just a few steps up to the open floor plan that welcomes you with an airy feel and vaulted ceilings. The kitchen is in the heart of the home, featuring warm hickory cabinetry and stainless steel appliances. Dine inside or step out on to the large deck to enjoy the warmth of the west-facing sunshine. The backyard is fully fenced and opens on to a beautiful pathway and park. This functional main level floor plan is perfect for the family, offering two well-sized bedrooms and a 4-piece bathroom. Laundry is also conveniently found on this floor. The private primary suite is tucked above the garage, presenting a quiet retreat. The 5-piece ensuite is spacious, complimented with the corner jetted soaker tub. Extending this home's living space, the fully finished lower level offers a large family room. Enjoy the cozy luxury of in-floor heating that keeps the space comfortable in every season. With the bi-level design, large windows invite in an abundance of natural light. Two generous bedrooms and a 4-piece bathroom provide accommodations for older children or company. Additional upgrades include, Central AC, NEW shingles in 2021, NEW washer & dryer in 2023, NEW hot water tank in 2024, furnace serviced in 2024. Located on a quiet close and conveniently close to shopping, parks & schools. Don't wait! Schedule your viewing ASAP!