



GRASSROOTS
REALTY GROUP

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**15 Waghorn Close
Red Deer, Alberta**

MLS # A2285469



\$559,900

Division:	West Park		
Type:	Residential/House		
Style:	3 Level Split		
Size:	2,312 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insula		
Lot Size:	0.39 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot, Private, See Remarks		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

IMMACULATE SUPER SIZED FAMILY HOME WITH PARK LIKE BACKYARD!- Don't miss out on this classic lovingly cared for 70's style home situated not only on a quiet close ACROSS FROM A GREEN SPACE but on one of the LARGEST lots in the subdivision! Walking distance to both Middle and Elementary schools, Poly Tech College, downtown plus walking trails makes this an ideal spot for your family. This massive lot will easily accommodate a second garage/shop, RV parking and still leave plenty of room for play space and is surrounded by lilac bushes out back for privacy.. This home has been lovingly cared for and offers many unique features such as a large foyer, separate dining, cozy family room with a masonry wood burning fireplace that has patio doors leading to an exceptional 4 season sunroom for family gatherings and entertaining! There are 4 spacious bedrooms upstairs with the primary featuring a private balcony to enjoy your morning coffee! We also have a walk in closet plus a 3 piece ensuite. The third level (basement) offers plenty of crawl space storage, large laundry area, games/rec area plus a den! Major upgrades have already been taken care of such as High efficient furnace (2023), HWT (2007), 50 year shingles (2013), Most windows Main and upper to Triple Glaze (2024) (minus the patio door off the primary deck), New Mannington lino in the sunroom (2025) Vinyl Plank main hallway and upper stairs and bsmt rec area (2025)Duct cleaning (2023), Sewer scope and flush (2024) Electrical inspection (2022), Up graded insulation under sunroom crawl space (2024)