



**47 Illingworth Close
Red Deer, Alberta**

MLS # A2287193



\$575,000

Division:	Ironstone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,570 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Fridge, stove, B/I microwave, B/I dishwasher, laundry washer & dryer, all window coverings & blinds, garage door opener, garage door controller, shed.

Prepare to be impressed by this immaculate home featuring modern updates throughout and excellent curb appeal highlighted by a stylish siding colour and attractive rooflines. Step inside to a welcoming entry with a coat closet and direct access to the attached garage, then head upstairs to the bright open-concept main living area with a soaring vaulted ceiling, updated paint and trim, luxury vinyl plank flooring, and large windows that fill the space with natural light. The renovated kitchen showcases refinished white cabinetry, quartz countertops, a stylish tile backsplash, upgraded stainless steel appliances, a centre island with breakfast bar, and a pantry, while the adjacent dining area overlooks the back deck and yard through the windowed doors that lead to the backyard. The spacious living room is anchored by a beautifully finished gas fireplace and TV feature wall, creating the perfect setting for cozy evenings. Two bedrooms, a four-piece bathroom, and a conveniently located laundry area complete the main level. Upstairs, the private primary suite offers another vaulted ceiling, a charming bay window reading nook, a walk-in closet, and a four-piece ensuite with a separate soaker tub. The lower level provides a family and games room area, an additional bedroom, a four-piece bathroom, and the utility room. The attached double garage offers ample room for two vehicles and storage. Out back you'll enjoy a Duradek-finished deck that steps down to a recently completed stamped concrete patio with wiring for a hot tub, a fully fenced yard, fire pit area, and a shed. Additional features include central air conditioning, in-floor heating, central vacuum with newer attachments, and a new hot water tank installed in 2025. 47 Illingworth Close is ideally located near parks, playgrounds, schools, shopping, and the Collicutt Recreation Centre making for the perfect

balance of privacy and convenience.