



**134 Ivany Close
Red Deer, Alberta**

MLS # A2287576



\$689,900

Division:	Inglewood West		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,788 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
Lot Size:	0.13 Acre		
Lot Feat:	Irregular Lot, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wired for Sound		

Inclusions: Electric Fireplace, Window Coverings: Blinds, Sauna, Wood Gazebo, 4 TV Brackets, 3 Small TV's in Basement, 2 Bar Fridges, 2 Garage Controls. Security system (no contract) and cameras.

This beautifully maintained two-storey home with 2 garages in desirable Inglewood offers 1788 sq ft above grade plus a fully developed basement — delivering space, comfort, and thoughtful upgrades throughout. With no carpet anywhere in the home, you'll appreciate the clean, modern feel from top to bottom. The main level features an open-concept layout with hardwood flooring and a tiled entry. The kitchen offers abundant cabinetry, generous counter space, a gas stove, walk-through door leading to the pantry and garage. Seamless flow into the dining and living areas — ideal for everyday living and entertaining. A tile-surround gas fireplace with built-in shelving anchors the living room, creating a warm and inviting focal point. A convenient 2-piece bathroom completes the main floor, and patio doors off the dining area lead directly to the backyard. On the upper level with a split staircase you'll find three spacious bedrooms and laundryroom. The primary suite easily accommodates a king-sized bed and is filled with natural light. The 5-piece ensuite includes a tiled shower, soaker tub, dual sinks, private water closet, and a huge walk-in closet. Two additional well-sized bedrooms and a 4-piece bathroom complete the upper level. Hardwood continues throughout the upper floor, with tile in the bathrooms. The fully developed basement adds exceptional versatility, featuring laminate flooring, a cozy family room with an electric fireplace, a dedicated games area, a 4-piece bathroom, and an impressive bar finished with quartz countertops. The infrared sauna offers a relaxing retreat right at home. Additional features include central air conditioning, a heated 22' x 23' attached garage with an epoxy floor and gas heater. The detached (11'11" x 19'8") garage is completed with an additional 7'1" x 7'10" workspace plus acid stained concrete. This man

cave is heated with an electric air heater — ideal for hobbyists or additional storage. The east facing backyard is designed for low-maintenance enjoyment and entertaining. Dry landscaped yard, highlights include in ground low voltage lighting highlighting the perimeter, a stamped concrete patio with three French drains, artificial grass section, a fenced dog run, wooden gazebo, vine wall for privacy and playhouse. Dry landscaping continues in the front yard with decorative cement blocks and limestone accents. The side yard features an impressive garden area for the green thumb in the family. The front porch is a great sitting area to visit with the neighbours and includes a electric heater. Celebriht lighting on the exterior and security cameras. Smart upgrades include TopGreener automated Wi-Fi switches and a Nest thermostat, enhancing both efficiency and convenience. A well-appointed family home in a mature, sought-after neighbourhood offering functionality, flexibility, and lifestyle in one complete package.