



**52, 45 Ironstone Drive  
Red Deer, Alberta**

**MLS # A2287722**



**\$339,900**

<b>Division:</b>	Ironstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,472 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 389
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Fridge (2), Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & 1 Control

Welcome to 52, 45 Ironstone Drive ~ An Immaculately Maintained 2 Storey Offering 3 Bedrooms, 3.5 Bathrooms and a Single Attached Garage. The main floor features an open concept design with a highly functional kitchen complete with ample cabinetry, a centre island and pantry space. These townhomes offer impressive square footage, allowing plenty of room for a full dining table without compromising flow. The kitchen and dining area are finished with Gerflor flooring &mdash; incredibly durable while also being comfortable underfoot. The bright living room is complemented by a gas fireplace and large windows that fill the space with natural light. Tucked conveniently near the back entrance is a 2pc bathroom. Upstairs you&rsquo;ll find two oversized primary suites, each complete with their own full 4pc ensuite &mdash; an ideal setup for roommates, guests or family living. The fully developed basement boasts 10 ft ceilings and offers a cozy secondary living space, a wet bar, a 4pc bathroom, and a spacious third bedroom with a massive walk-in closet. Additional highlights include a single attached garage with a separate storage closet, high-end window coverings throughout, and the convenience of snow removal handled for you. This property truly shines and shows even better in person ~ immediate possession available.