



**6 Shaw Close
Red Deer, Alberta**

MLS # A2287905



\$384,900

Division:	Sunnybrook South		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,463 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Driveway, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WINDOW COVERINGS, AC, GARAGE DOOR OPENER AND CONTROL, WASHER (2), DRYER (2)

FULLY DEVELOPED 3 BEDROOM, 4 BATHROOM SEMI-DETACHED 2 STOREY IN SOUTHBROOK ~ ATTACHED GARAGE ~ Covered front entry welcomes you and leads to a spacious tile foyer with high ceilings ~ The open concept main living space features high ceilings and hardwood flooring ~ The kitchen offers an abundance of cabinets, ample counter space, full tile backsplash, a walk in pantry and opens to the dining space ~ The living room features a cozy gas fireplace with a mantle and tile surround plus west facing windows that fill the space with natural light ~ Garden door access leads to the sunny west facing deck, patio and backyard ~ 2 piece bathroom and conveniently located laundry just off the garage entry ~ The primary bedroom is a generous size and can easily accommodate a king size bed plus multiple pieces of furniture, has a walk in closet with built in organizers, and a 3 piece ensuite with a walk in shower ~ 2 additional bedrooms with ample closet space share a 4 piece bathroom ~ The fully finished basement with operational in floor heat offers a large family room with built in speakers, a 4 piece bathroom with a soaker tub, laundry in it's own room, and space for storage throughout ~ Great features include; Central air conditioning, custom shutters on all windows, dual laundry hook ups, water softener, hot water tank replaced in 2018 ~ Some TLC is needed (paint, carpets, countertops, cleaning) ~ Single attached garage and front driveway ~ The sunny west facing backyard is landscaped, has a lower concrete patio, and is fully fenced with back alley access ~ Located in desirable Southbrook with walking trails, parks and playgrounds just outside your door, walking distance to shopping and dining, plus easy access to all other amenities.