



**71 Kind Close
Red Deer, Alberta**

MLS # A2291875



\$489,999

Division:	Kingsgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,684 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Low Maintenance Landscape, Rear		

Heating:	Central, In Floor, Mid Efficiency, Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	32-38-27-W4
Exterior:	Concrete, Mixed, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vinyl Windows		
Inclusions:	Garage Door Control & Remotes, shed, window coverings (Blinds only), living room 2 story curtain		

Welcome to this spacious and beautifully maintained two-storey home located on a close — an ideal setting for families looking for comfort, space and functionality. From the moment you step inside, you are welcomed by a very spacious entryway that provides plenty of room for greeting guests and organizing busy family life. The main floor offers a fantastic layout designed for everyday living and entertaining. The kitchen features warm oak cabinetry, a walk-in pantry for additional storage and a large island with a raised eating bar that is perfect for casual meals or gathering with friends and family. The kitchen is equipped with a new gas stove and the hood fan is vented outside for proper ventilation. A good-sized dining area sits just off the kitchen and features a garden door leading to the deck, creating an easy transition to outdoor living. The living room is truly impressive with its towering open-to-above ceiling and large windows that allow natural light to flood the space. A beautiful corner gas fireplace with TV niche above creates a warm and inviting focal point while enhancing the grandeur of the room. Also on the main level you will find a convenient 2-piece bathroom and a bedroom that could easily serve as a guest room, office, or flex space depending on your needs. Upstairs offers three bedrooms including a very spacious primary suite featuring double closets and a private 4-piece ensuite. The two additional bedrooms are generously sized and share another full 4-piece bathroom. Some of the light fixtures and ceiling fans have been recently updated, adding a fresh modern touch. The fully developed basement offers even more living space and includes in-floor heating, providing year-round comfort. The lower level features two additional bedrooms, a large family room perfect for relaxing or entertaining, and another full 4-piece bathroom. This home

has seen numerous important upgrades including furnace replaced in 2025, boiler replaced in 2025 and serviced in Jan 2026, humidifier installed in 2025, and central air conditioning added in 2022. The home also features a new refrigerator in 2023 as well as a new washer and dryer in 2024, giving the next owners peace of mind. Outside, the property continues to impress. The front yard has been recently re-landscaped with attractive low-maintenance rock landscaping, while the backyard offers fruit-bearing plants and a beautiful pergola creating a relaxing outdoor retreat. Additional features include a recently sanded deck, a beautiful covered front entry with a welcoming veranda, a fully finished garage, good sized RV parking at the back, and an oversized storage shed that will remain with the property. The property was also re-landscaped to improve drainage around the home. The roof was replaced prior to the current owners purchasing the home in approximately 2019. Families will love the location - there is a beautiful park just across the alley.