



**91 Woodrow Close
Red Deer, Alberta**

MLS # A2293733



\$639,900

Division:	Westlake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,333 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Wet Bar, Wired for Sound

Inclusions: Backyard Sheds X2. - Wooden shelves in the Utility Room.

Move-in ready and beautifully maintained! This immaculate True-Line built, two-owner bungalow is located in the sought-after community of Westlake, just minutes from Heritage Ranch, Red Deer Polytechnic, Gary W. Harris Recreation Centre, walking and biking trails, downtown Red Deer, and quick access to Highway 2. The bright open-concept main floor features hardwood flooring, a cozy gas fireplace, and a spacious dining area perfect for everyday living and entertaining. The kitchen is both functional and inviting with brand new quartz countertops, hickory cabinets, a large centre island with raised eating bar, corner pantry, and plenty of counter and cupboard space. The main floor has also been freshly painted, creating a clean and modern feel. The primary bedroom easily accommodates a king-sized bed and offers a walk-in closet and a 4-piece ensuite with a soaker tub and separate shower. Convenient main floor laundry with washer and dryer adds everyday practicality. The professionally finished basement expands the living space with in-floor heat, a massive family/rec room with a second fireplace, wet bar with built-in cabinetry, two additional bedrooms, and a full bathroom—perfect for guests, family, or entertaining. Outside, enjoy the large southwest-facing pie-shaped lot, fully fenced and landscaped, with a huge partially covered deck ideal for relaxing or hosting gatherings. Two garden sheds provide excellent storage for bikes, tools, and lawn care equipment. Additional highlights include central A/C, hot water on demand, central vacuum, Phantom screen doors, built-in sound system, attached double garage, and all blinds and drapery included. A beautifully cared-for home offering quality construction, recent updates, and an unbeatable Westlake location.