



**122 Sutherland Close  
Red Deer, Alberta**

**MLS # A2295475**



**\$695,000**

<b>Division:</b>	Sunnybrook South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,764 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	City Lot, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Storage		

**Inclusions:** Fridge, stove, Dishwasher, Hood Fan Microwave, Washer and Dryer, Garage Door Opener + remotes. Storage Shed. Window Coverings.

Turn-key and in exceptional condition, this impressive 1,764 sq ft home offers 5 bedrooms and 3 full bathrooms—an ideal fit for a growing family seeking space, comfort, and a location that truly delivers. From the moment you arrive, the care and pride of ownership are evident throughout. Inside, the home is bright and welcoming, highlighted by large windows, spacious rooms, and quality finishes. The main level features Hardwood flooring and a warm, inviting living room centered around a gas fireplace—perfect for everyday living and gathering with family. The kitchen and living areas flow naturally, and with all appliances replaced within the last five years, the home offers both style and peace of mind. Covered front and rear decks extend your living space, making it easy to enjoy every season. The fully developed lower level adds flexibility and function, complete with a dry bar with a bar fridge that’s ideal for entertaining or relaxing evenings, along with generous living space and excellent storage throughout—something this home delivers in abundance. Step outside and the setting truly sets this property apart. The oversized pie-shaped lot is beautifully landscaped with mature features, vinyl fencing, and plenty of room to move without feeling crowded. Backing directly onto walking trails, the yard offers privacy, open space, and a connection to nature that’s hard to find. A sport court, children’s play set, and additional front parking pad complete an outdoor space designed for both activity and relaxation. The fully finished, insulated, and heated garage with sump drain is ready for year-round use, whether for projects, storage, or everyday convenience. This is a home where everything has been thought through and taken care of—offering space, upgrades, and a setting that makes everyday living easy. Simply move in and

enjoy.