



**810 800 Ramage Close
Red Deer, Alberta**

MLS # A2297132



\$549,900

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|------------------|--|---------------|-------------------|
| Division: | Rosedale Meadows | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,515 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, Off | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Interior Lot, Level | | |

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|--------------------|-----------------------------------|-------------------|----|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | RL |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Wet Bar

Inclusions: gazebo on balcony, central vac and all attachments (as is - dog chewed 1 or two small heads), stand up freezer in the cold room

This well maintained custom built home sits in a great spot in Rosedale Meadows, with greenspace across the street. The modified bi-level layout offers good separation between levels, making it a practical and comfortable fit for any growing family. The main floor features comfortable upgrades like vaulted ceilings, solid oak hardwood floors, and maple cabinetry in the kitchen. Thinking ahead, a gas line rough in is already in place for a gas range. The home has also been wired for sound throughout. Downstairs, the basement is a comfortable and functional space with 9-foot ceilings, in-floor heating, and a wet bar. Great layout! The fireplace is wood burning, with a gas line roughed in if you'd prefer to convert it. Out back, the yard is spacious with a firepit and a balcony off the main level with stairs down to the yard. The garage is finished to drywall with in-slab heat. You've got a central vacuum too! Additional highlights include newer roof shingles, approximately 5 years old, and a regularly maintained furnace and HWT. This is a clean, well cared for home with quality finishes and thoughtful extras built in from the start.