



**87 Aldrich Close S  
Red Deer, Alberta**

**MLS # A2298021**



**\$769,000**

<b>Division:</b>	Anders South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,323 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Dog Run Fenced In, Few Trees, Landscaped, Lawn, No Neighbours Behind, S		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** Hot Tub, Golf Simulator, 8 tvs and mounts, tesla car charger

Located in Anders South, this Executive Two Storey home is ready for immediate possession. Over 2300 square feet with a great layout that combines open style living and well thought out private spaces at the same time. The main floor houses the open concept central living space that leads to a covered back deck and a perfect sized yard complete with Hot tub! Upstairs has a unique and grand living space with a showstopper staircase leading to a flexible bonus space that currently houses your own Golf Simulator! The spacious primary, large ensuite, 2 additional bedrooms and laundry room cap off this level. The basement is home to a large family room, 2 more bedrooms and a 3 piece bathroom. Spacious and practical entryways! Beautiful millwork throughout! New professional paint top to bottom! Golf Simulator and Hot Tub included! Electric Car Charger built in to garage! Air conditioning and a gas fireplace! A Dog run built into the side yard! Curb appeal for days! Don't miss out on this one!