



**31 Ashley Close
Red Deer, Alberta**

MLS # A2300792



\$1,850,000

Division:	Anders Park East		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,897 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.33 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Pie Shop		

Heating:	Boiler, High Efficiency, In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, Bar Fridge, Stove Top, Oven, Dishwasher, Bar Dishwasher, Microwave Oven, Freezer, Central Vacuum & All Attachments, All Window Coverings, 5 Garage Remotes, All Attached Garage Shelving, Garage TV, Family Room TV, 2 Basement TVs, Theatre Screen & All Audio Equipment, 2 AC Units, Built-in Office Desk with Filing Cabinet Built-ins, Built-in China Cabinet, Built-in Small Desk, Shed, Washer, Dryer, Alarm Equipment, Water Softener, Reverse Osmosis

Acreage-style living in the city! This truly one-of-a-kind property offers exceptional space, luxury, and functionality, highlighted by two attached heated garages that are simply unmatched. The front garage measures 27' x 26' with impressive 11-foot ceilings, while the rear attached garage/shop/man cave spans over 1,800 sq ft and can accommodate six vehicles or more with the addition of lifts—perfect for car enthusiasts or hobbyists. There is ample room for boats, quads, sleds, or even a virtual golf setup, and it even includes its own bathroom. Situated on an oversized one-third acre lot at the end of a quiet close in desirable Anders, this home combines privacy with convenience. The location offers excellent walkability to parks, schools, shopping, and the Collicutt Centre. A large rear driveway provides additional parking, including space for RVs. The mature yard has been professionally designed and landscaped, creating a peaceful and private outdoor retreat. Built in a timeless Craftsman style by renowned builder Bowood Homes, this residence showcases exceptional attention to detail throughout. From the moment you arrive at the charming front veranda with custom brickwork, you’ll immediately appreciate the quality craftsmanship. Inside, the home offers a perfect balance of grandeur and warmth. The executive office at the front features stunning woodwork and a coffered ceiling, while the formal dining room with large windows and elegant wainscoting is ideal for hosting gatherings. The main floor boasts an open-concept layout designed for everyday living and entertaining, with expansive floor-to-ceiling windows that flood the space with natural light. Custom cabinetry by Sadona Cabinets is featured throughout, including beautifully integrated built-ins around the fireplace with a hidden, retractable TV. The chef-inspired kitchen

offers abundant cabinetry, generous counter space, high-end appliances, and a convenient butler's pantry. Premium finishes include granite and marble countertops and timeless fir hardwood flooring. Designed for flexibility, the main floor includes the primary bedroom and laundry. The primary suite overlooks the serene backyard and features a luxurious ensuite with an air tub and steam shower. Upstairs, you'll find two spacious bedrooms with walk-in closets and a stunning open view to the main floor and beyond. The fully developed lower level is built for entertaining, complete with a theatre room (including screen, projector, and equipment), a custom bar with exquisite woodwork, dishwasher, bar fridge, and wine room, plus a large games area and cozy lounge with a rock-faced fireplace. Two additional bedrooms complete this level. Mechanical features are equally impressive, including a boiler system with ventilation, in-floor heating, and central air conditioning for year-round comfort. This home is ideal for buyers seeking exceptional craftsmanship, thoughtful design, and a property that truly supports every aspect of modern living.