



**3 Ion Close
Red Deer, Alberta**

MLS # A2302926



\$720,000

Division:	Ironstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,418 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Double Garage D		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Jetted Tub, Open Floorplan, Pantry, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: -fridge x2 -stove -built-in oven -built-in microwave -built-in dishwasher -window coverings -garage door opener(s) -garage door control(s) -central A/C unit -ceiling fan(s) -central vacuum + attachments -t.v. wall mount(s) -storage shed -sprinkler system -alarm system + hardware

Welcome to this exceptional custom-built bungalow in the prestigious community of Ironstone, ideally situated on a quiet cul-de-sac. Showcasing outstanding craftsmanship and pride of ownership, this property is loaded with high-end upgrades and thoughtful features throughout. From the moment you arrive, the curb appeal is undeniable with extensive landscaping, underground sprinklers, and durable vinyl fencing. This home is a true standout for car enthusiasts and hobbyists alike, featuring both a double attached garage and an oversized double detached garage—each heated, with the detached garage also equipped with its own bathroom, creating the ultimate workspace. Designed with RV owners in mind, the property offers a reinforced RV parking pad complete with power and sewer hookup, a rare and highly desirable feature. Inside, the open-concept main floor is bright and inviting, highlighted by oversized windows, crown moulding, custom textured ceilings, and quality flooring throughout. The spacious living room flows seamlessly into a well-appointed kitchen, featuring ample custom cabinetry, a raised eating bar, tile backsplash, pantry, and gas stove—perfect for both everyday living and entertaining. The adjoining dining area enhances the home’s functional layout. The primary bedroom serves as a private retreat, complete with a walk-in closet, a 4-piece ensuite with jetted tub, and direct access to the deck through garden doors. The main floor also offers a generous office, convenient 2-piece powder room, and main floor laundry. The fully developed basement is built for entertaining, featuring a massive family room with wet bar, a dedicated theatre room wired for sound, two large bedrooms, and a 3-piece bathroom. Additional highlights include a high-efficiency furnace, tankless hot water system, in-floor heating,

central air conditioning, central vacuum, and an alarm system. Enjoy the sunny south-facing backyard with a covered deck, interlocking brick patio, and easy access to the detached garage and RV parking area—perfect for relaxing or hosting guests. This is a rare opportunity to own a truly upgraded, feature-rich home in one of Ironstone’s most desirable locations.