



**82 Ingram Close
Red Deer, Alberta**

MLS # A2303803



\$844,900

Division:	Ironstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,567 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized, RV Access/Parking		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Irregular Lot, Landscaped, No Ne		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Crown Molding, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: shed, solar panels, gazebo, hot tub, programable soffit lights, security system,

This spacious Executive Hillside Bungalow with a Walk-out basement, is located on a massive Corner Lot at the end of a Key Hole Close. Backing onto a City Reserve adjacent to neighborhood walking trails, this extraordinary home offers a terrific Cityscape View. Step into the spacious Tiled entry which leads to stunning hardwood floors and large windows that bathe the home in natural light. Vaulted ceilings add to the Luxury of this space. Custom Kitchen features a walk-in Pantry, Island with a raised eating bar, a fully tiled back splash, new appliances, an abundance of solid oak Cabinets and a 3- sided Fireplace that separates the Kitchen and Flex or formal dining room. Kitchen dining offers views and easy access to the outdoors on a composite deck for those summer morning coffees or evening meals. Step through French doors into the bright Conservatory which features a 16” ceiling, cozy fireplace, and massive windows which showcase the view of sunrises or evening sunsets. Too bright, lower the upper power shades! Spacious Primary bedroom also has a private balcony, walk-in closet and a 5 pc. ensuite mere steps away from your main floor laundry. Fully developed Basement offers a large Family room where you can walk out to the professionally landscaped yard to enjoy the covered patio and the hot tub area. Two additional bedrooms with walk-in closets, a bright flex room/office and a 4 pc bathroom add to your lifestyle. The Oversized double Garage will accommodate your full-sized pickup, SUV and toys. This home also features 15x500 watt Solar Panels which augment the electrical grid while dramatically lowering your energy costs. Other Numerous Upgraded features include: new Stainless steel appliances, Triple pane Windows by Green Fox, Glass Deck panels, New Air Conditioning unit, Tankless water system supplying the

domestic and under floor systems, water softener, upgraded ceiling insulation, Monitored Security System, Programmable soffit lights. Recent Extensive landscaping added a roman paver's courtyard with gazebo, stairs and improved drainage using French drains. The perimeter garden area features low maintenance shrubbery yet leaving ample space to play yard games or entertain, all framed by concrete curbing. Rolldown shades allow privacy in your hot tub. A dedicated RV Parking adjacent to the alley and a combination of Vinyl and chain link fence add to your privacy. Pick apples off your trees in the fall while enjoying the green spaces and comfortable lifestyle in this unique home and property. You are steps away from EastHill and Lancaster shopping centers to complete your needs. Viewings by appointment only.