



**15 Archer Drive  
Red Deer, Alberta**

**MLS # A2120758**



**\$935,000**

<b>Division:</b>	Anders South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,877 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lake, Lawn, No Neighbours Behind, Landscaped, Priv		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** Fridge, cook top, wall oven, BI dishwasher, garburator, central vacuum and attachments, washer, dryer, A/C unit all window coverings, garage controls and 2 remote openers, attached garage cabinetry

~STUNNINGLY BEAUTIFUL WALKOUT BUNGALOW backing onto the lake!!! This spacious classy home has been recently renovated to the highest quality of standards. Some upgraded features include: Triple pane windows, all freshly painted walls, new wall oven with air frying capacity, new lighting, 3 season sunroom, carpets, luxury vinyl plank flooring, water purifications system, toilets, sinks, and faucets. Exterior landscaping was optimized for improved drainage, excavated and inspected weeping tiles, new concrete steps leading to rear of home, specialized high security doors with 3 prong locking system, commercial sump pump, and bathrooms have new QUARTZ COUNTERTOPS!!! An amazing floorplan that is both spacious and masterfully designed. With a large office located off the front entrance, a formal dining, an incredible living room boasting 12' ceilings and massive windows overlooking the LAKE. The dining room and kitchen have a beautiful welcoming flow. The kitchen features solid CHERRY CABINETS, GRANITE COUNTERTOPS, 2 WALL PANTRIES, stainless tile back splash, GAS COOK TOP, and a SKYLIGHT. The dining and living room share a 3-sided gas fireplace, that provides a warm cozy ambiance. The door off the dining leads to a maintenance free upper patio with gas line for your BBQ, or patio heater. On the main level the ceilings are nicely bordered with crown moldings, high ceilings and a second skylight providing abundance of NATURAL SUNLIGHT! The Primary bedroom located at the back overlooking the lake is peaceful and serene. Master features an amazing custom walk-in closet with built in cabinetry and shelving. The 5-piece ensuite is a retreat at the end of a long day. The entrance off the garage features MAINFLOOR LAUNDRY HOOKUPS! The 26x26 HEATED GARAGE is insulated, drywalled and comes with built in stainless

cabinets. There is also a 2-piece powder room on the main floor. All new MODERN LUXURY VINYL FLOORING is complimented by the NEUTRAL SHADE (SANCTUARY BY SHERWIN WILLIAMS) A timeless and elegant choice to suit anyone's decor. The FULLY DEVELOPED BASEMENT features two more spacious bedrooms, a 4-piece bath, a games room, an INCREDIBLE laundry room with built in cabinets, and a large family room that opens onto the THREE SEASON ROOM! This is where you can enjoy the longevity of fall, and an early spring. A new costly but much APPRECIATED ADDITION to this home. Open the doors from the sunroom and enjoy the gorgeous LANDSCAPED YARD and VINYL FENCING. Nothing left to do but enjoy the comforts of all the NEW UPGRADES, air conditioning, HEATED FLOORS, SOLID OAK DOORS AND TRIM, HIGH EFFECIENCY FURNACE AND HWT, and lastly, insulated flooring under the deck for prevention of frost heaving. Remarkable curb appeal and unparalleled beauty in one of RED DEERS MOST PRESTIGIOUS NEIGHBOURHOODS.