



**41 Archer Drive
Red Deer, Alberta**

MLS # A2121156



\$1,100,000

Division:	Anders South		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,963 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Heated Garage, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Creek/River/Stream/Pond, Environmental Reserve, Lake, Low Maintenance L		

Heating:	High Efficiency, In Floor, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: NA

41 Archer Drive is Simply wonderful. Custom Built Fully Finished Walkout Bungalow on a quiet street backing onto Anders on the Lake. The heart of the home is the spectacular staircase which showcases just what else you will be in store for. Every "is dotted and "crossed with quality and craftsmanship at the forefront of this Bowood home. The owners have kept up with the home and invested a great amount time on the little details when doing project to enjoy personally, while keeping in mind that one day they hope the new owners to will appreciate the value brought to the home. On the main floor the layout offers a front office with a Murphy bed, dining room, amazing mud room with an extra porch area, separate laundry room, walk thru pantry from the Triple garage to Cooks dream kitchen with double wall ovens, kitchen dining and living room while all facing the private park. The master is a true retreat in every way, with the luxury ensuite renovation and dressing room. The lower level is a show stopper with a theatre room which includes a complete wet bar with its own dishwasher, hotwater on demand faucet, home gym with access to the covered hot tub, large office with built ins cabinets, 3 rd bedroom, wine cellar with temperature control, spacious foyer for a games area and the utility room is top end. Located on the lake with beautiful walking paths, easy commute within our town or hi way access. The exterior of the home is low maintenance from the clay tile roof to the no grass turf in the back yard. All around exceptional!