



**6725 40 Avenue
Red Deer, Alberta**

MLS # A2125354



\$1,049,900

Division:	McKenzie Trail Recreation Area		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,174 sq.ft.	Age:	1991 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	2.99 Acres		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Underground Sprinklers, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	A1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Open Floorplan		

Inclusions: Dishwasher, Microwave, Refrigerator, Stove, Window Coverings

ONCE IN A LIFETIME PROPERTY! SUPER RARE, 2.99 ACRE BEAUTIFUL, PRIVATE OASIS IN THE MIDDLE OF RED DEER! Backing onto MacKenzie Trails, this property is a spectacular location, secluded amongst the trees, and close to the river. Fully renovated, 3340 sqft of living space with a walkout basement, shows beautifully with every area built with the highest quality! The main level boasts a fantastic wide open living room with extra high, vaulted open beam ceilings, large windows throughout added for tons of natural light, and engineered hardwood flooring and tile throughout. Fireplace, neutral paint tones, and large door to the 23' deck are perfect for entertaining. The beautiful kitchen boasts loads of custom cabinets, granite counter tops, tiled backsplash, stainless steel appliances including gas range with hood fan, built in microwave, double oven, coffee machine, fridge, and dishwasher. The main level has an amazing circular room, perfect for a den/art studio/formal dining room/etc, large bathroom, tons of storage, lockers, and a massive entrance foyer finish this level off. Head upstairs to the massive, stunning master bedroom with 72" walk through glass shower, large soaker tub, double sinks, and built in wardrobe. An extra bedroom/den/great room has a loft walkway leading to it, that overlooking the living room beneath. Downstairs has another bedroom, large 4 piece bathroom, huge family room and extra storage. The attached, heated, oversized double garage is perfect for the family vehicles and toys. The separate 24'x32' detached shop can be used for all your storage needs underneath and a separate studio/office/whatever you desire above....the building is ready for your ideas. Massive deck overlooks the beautiful property, surrounded by stunning mature trees. Outdoor ice rink/sport court area is perfect for the kids. New

professionally installed septic system. Enjoy this surreal acreage that is perfect for the animal lover, family looking for a private location and space, or the business man that would like room to operate their business. Tons of space and storage options for all your needs. Close to schools, walking paths, the river, and super quiet location. Don't miss out on this very unique property.