



**9 Cronquist Close  
Red Deer, Alberta**

**MLS # A2127155**



**\$1,199,000**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,695 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Garage Door Opener, Heated Garage, Ins		
<b>Lot Size:</b>	1.70 Acres		
<b>Lot Feat:</b>	Corner Lot, Lawn, Treed		

<b>Heating:</b>	Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	Holding Tank, Septic Field
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** Hot tub

COUNTRY LIVING IN THE CITY 1.07 ACRES. Since being built in 1969 this home has gone through some massive changes. From the cultured stone exterior you will enter to see a sunken living room with a gas fireplace and engineered hardwood flooring which goes straight through the dining room leading to the kitchen with ceramic tile flooring and infloor heat. Granite countertops, 2 pantries, stainless steel appliances including a gas range and a built-in range fan. Many renovations over the years include but not limited to, cedar-lined walk-in closet in the primary bedroom, dual sinks, towel warmer and infloor heat. Infloor heat in the hallways and main bathroom as well as granite counter top & low flow toilet. Two bedrooms upstairs and 3 in the basement with a total of 4 1/2 bathrooms. In the year-round sunroom a 6-man hot tub, free-standing gas stove and 4 patio doors to the great outdoors. Downstairs a sunken living room, gas fireplace with brick surround and all new lighting, Laundry/furnace room, 2 furnaces, hot water on demand, built-in vacuum & attachments. The studio above the garage has its own kitchen, gas stove and bathroom, a great place for teenagers. Parking for 4 plus vehicles in garages. On the outside a beautiful wrap-around deck, gazebo, ice rink and lots of additional parking. There is a well and a septic field all in good condition with the ability to hook up to city services. Lots of room for a BIG family.