



**149 Longmire Close  
Red Deer, Alberta**

**MLS # A2129895**



**\$679,900**

<b>Division:</b>	Laredo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,427 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** Fridge, stove, dishwasher, microwave hood fan, window coverings, garage door opener & 2 controls, washer, dryer, bar fridge, table & 4 chairs in sun room, alarm (no contract), all garage shelving.

A fully developed bungalow on a close in Laredo. Quality built by Larkaun homes with many upgrades throughout the 2743 square feet of living space. The screened in porch adds additional space for indoor/outdoor living. The curb appeal is accented by the covered front composite porch. The entryway greets you with luxury vinyl plank flooring that runs through the main floor & a two way closet accessible to the back entryway. Ceiling height maple kitchen cabinets are complemented by full tile subway backsplash, stainless steel appliances (microwave new in 2023), rough in for a gas stove, a large walk in corner pantry, pot/pan drawers, quartz countertops, a sil granite sink, an island with an eating bar & extended counter space with additional cupboards & wine storage. The eating area has patio doors out to the 17'x12' screened in porch that is large enough for a dining table, bbq (with a gas line) & patio seating. The living room has a gas fireplace with stone surround accented by a wood mantle and a built in desk area for your convenience. There are two bedrooms on the main floor. The king sized primary bedroom has a fan, a walk in closet & a 4 piece ensuite with quartz countertops, a makeup desk (roughed in for a second sink), a centre cabinet tower for additional storage, a bidet (with a remote), a separate tub with tile surround & a custom glass/tile shower. The second bedroom has a cheater door to the 4 piece bathroom that has quartz countertops and a matching above toilet cabinet for additional storage. You will appreciate the main floor laundry room/ mudroom that is accessible from the garage with a folding counter and sink. The basement was professionally developed at time of build and features underfloor heat. There is a family/games room with a wet bar (rough in for a gas fireplace), two large bedrooms, a 4 piece bathroom and tons of storage. The yard is

landscaped and has low maintenance vinyl fencing. Features: a heated garage (heater installed in 2023), 2 gas lines outside (one in the sunroom and one to the back deck), rough in central vacuum, upgraded baseboards & casings throughout, alarm system, A/C, water softener. A fantastic location within walking distance to the pond, walking/biking paths, schools and parks. The home has the original owners and is pet/smoke free. The new home warranty (structural) is effective until April of 2027.