



**46 Lowden Close
Red Deer, Alberta**

MLS # A2135644



\$599,900

Division:	Laredo		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,687 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Built-in Features, Open Floorplan		

Inclusions: Gas stove, fridge, dishwasher, washer & dryer, all blinds and window coverings, central AC, 1 garage remote, shed, deck swing, rain barrel, 4 garden beds in backyard.

Welcome to 46 Lowden Close, this fully finished two storey home is found on a quiet close in the sought after subdivision of Laredo in South Red Deer, Alberta. It backs onto a walking path and green space that turns into a park. Walk into the spacious entrance and you are greeted with a living room that is open to the upper level with a feature wall that offers a wood burning fireplace (with a gas igniter) which is finished off in stone. The kitchen plan is gorgeous and offers so much attention to detail from the floating shelves to the beautiful beam and the extra large island that is finished with a beautiful granite countertop. There are an abundance of large windows throughout the home that let the natural light soar through, making it a bright and sunny home. The kitchen is a great space to entertain your friends or spend time with the family as it is open to the dining area and family room. Off the dining room, walk outside onto the deck that is completed with maintenance free decking and a gas line. The large mud room is a great space and finished off so nicely with so much attention to detail and fine wood finishings, offering plenty of storage, the laundry and a sink. This leads you out to a double garage which has 220 wiring, radiant heat and is roughed in for underfloor heating, also the storage area (as shown on the floor plan) has since been removed. The wide stairs in this home are a delight and the open railing on the staircase lets you enjoy the visual of the beautiful features. The primary suite offers a stunning feature wall, a large walk-in closet and a luxurious ensuite with a large walk-in shower with a seat, extra large sink and beautiful tiled floor. The upper level offers two more good sized bedrooms and a full bathroom. The walkout basement is completely developed and offers a fourth bedroom, a large recreation/family room with a bar area (currently being used as a

salon, but will be converted back into a family room by sellers), a full bathroom and lots of storage. The backyard is maintenance free and has a patio and several planter boxes, complete with a vinyl fence. There is so much attention to detail and many beautiful features throughout the home. Some updates and upgrades include; central air conditioning, upgraded wide plank laminate throughout the main floor and tile in bathrooms, scraped hardwood flooring in the lower level, feature wall with stone in lower level, granite countertops in all bathrooms and upgraded blinds. There is a cabinet in the bar area that slides out to allow for access to the storage area - underneath the stairs, it's easy to access (there's a picture of this area). This home is a pleasure to show.