



**57 Larratt Close
Red Deer, Alberta**

MLS # A2137578



\$1,299,900

Division:	Laredo		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,492 sq.ft.	Age:	2018 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Garbage Collection
Features:	Bookcases, Central Vacuum, Closet Organizers, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: 2 Fridges, gas stove, BI microwave, , 3 dishwashers, , garage controls and 3 remote openers, washer and dryer, blinds central vacuum and attachments, 2 air conditioners, water softener

EMBRACE THE ULTIMATE LUXURY YOU DESERVE! 5049 SQ FT OF DEVELOPMENT! LISTED BELOW RECENT APPRAISED VALUE!!!! An open concept w/10 ft ceilings on the main, 8" doors, & extra large windows throughout~ motorized blinds! The GRAND FEELING is evident when you open the front door into a spacious front entrance with brushed graphite POLISHED TILE! Open to the upper floor w/30 foot ceilings & EXTRAVAGANT PENDANT LIGHTING! The 2 sided fireplace can be enjoyed from kitchen, dining, living room as well the SPECTACULAR 3 season sun room!! Beautiful wide hardwood floors throughout the main compliment the multi-colour granite island! Kitchen has a white cast iron dbl sink, gas stove, extra large fridge/freezer combo! SEDONA Black oak cabinetry that extends to the ceiling with decorative glass complete the elegant finishes of this desirable living space. Main floor has a pocket office nicely tucked behind a custom barn door! Besides the gourmet kitchen there is a side bar and BUTLER'S PANTRY with dishwasher and prep sink. Powder room is presented beautifully having a KNOTTY WALNUT vanity, & black sink & toilet! Remarkable upper floor with 3 bedrooms, 4 pc bath, laundry with soaker sink & hanging racks, a bonus room w/built in wall unit, and shelving! Master is untouchable w/its own PRIVATE BALCONY over looking the walking trails! The 5 pc ensuite has STEAM SHOWER, 6ft stand alone soaker tub & knotty WALNUT vanity w/his/her sinks! HUGE WALK IN CLOSET with DOUBLE SIDED QUARTZ ISLAND, custom built-ins, makeup desk & rotating shoe rack. The basement boasts a lounge area w/FEATURED WOOD WINE WALL, wet bar, fridge, & dishwasher, quartz countertops & open to a family room, great for entertaining guests. A 4th bedroom & a 4 pc bath A new upgraded water softener and

plexiglass added to the screened in room!, as well a large garden shed and abundance of under deck storage! IN-FLOOR HEAT, keeps it cozy & inviting. SONO'S throughout, & wired for an intergraded multi-media system. Situated on a DESIRABLE CLOSE, west facing onto a GREEN SPACE & WALKING TRAILS THAT LEAD TO A CHILDREN'S PLAYGROUND.** BUILT TO THE HIGHEST STANDARDS** FORMER CHILDRENS ADVOCACY SHOWHOME, has all the bells and whistles and has been Immaculately cared for.