



**5 Larratt Close
Red Deer, Alberta**

MLS # A2142266



\$759,900

Division:	Laredo		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,941 sq.ft.	Age:	2016 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, No Neighbours Behind, Standard Shaped Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Shingle Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 5 Larratt Close! Nestled in the prestigious and highly desirable Laredo subdivision, this exquisite 1941 sq. ft., two-storey residence defines modern elegance. Boasting 5 bedrooms and 4 bathrooms, this home has fixtures, finishings, design and a functional layout that leaves you impressed from the moment you step into the large foyer with soaring ceilings and impressive staircase. Step into the heart of the home—a stunning kitchen adorned with high gloss Lustrato Polyester cabinets, quartz countertops, an oversized waterfall island and top-of-the-line Miele appliances. The walk-through butler's pantry includes a prep sink and under-cabinet lighting to complement this great space. Cozy up by the gas fireplace in the living room set against a stunning black tile textured feature wall that is sure to be the focus of this open concept room. It looks like a work of art and is sure to impress. Off the garage is a perfectly placed mudroom complete with lockers and private 2 piece bathroom. If one fireplace isn't enough, there's a second waiting for you upstairs in your dreamy primary bedroom. This expansive primary room is full of luxury and comfort. The massive 5 piece ensuite is a retreat in itself, featuring dual sinks, a makeup station, a 6 ft. freestanding tub, custom tile shower and water closet for privacy. Enjoy the warmth of a see-through, double-sided gas fireplace and organize effortlessly with a walk-in closet complete with custom drawers. There's an additional two bedrooms and a convenient laundry room with an oversized stainless steel sink and counterspace for added benefit. Head downstairs where you'll discover another recreation/living space complete with a custom wet bar with quartz counter and a mini-fridge perfect for entertaining. 2 more bedrooms with 9 foot ceilings and the final 4 piece bathroom. Luxury extends

outdoors with a rear composite deck featuring glass railing. The 23x24 double car garage is not just functional but elegant with an epoxy chip finished floor and Sunshine garage door. No detail is spared with a multi-zone music system with iPhone access, Hunter Douglas blinds, toe-kick lighting in bathrooms, upgraded plumbing fixtures, and LED pot lights illuminating the 9 ft. basement ceiling. This home is conveniently located close to many restaurants, retail/grocery stores, schools and the Collicut Center. The location is prime! Indulge in the finer things in life—experience unparalleled luxury living in every detail of this remarkable home!