



**38 Allard Crescent
Red Deer, Alberta**

MLS # A2144475



\$2,100,000

Division:	Anders South		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,639 sq.ft.	Age:	2003 (21 yrs old)
Beds:	6	Baths:	6 full / 2 half
Garage:	Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Triple		
Lot Size:	0.24 Acre		
Lot Feat:	Lake, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Un		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, No Smoking Home, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: Fridge, stove, dishwasher-built in, microwave-built in, washer, dryer, garage door opener x 2 & 1 remote, fridge in basement, bar fridge in kitchen, gym equipment, sauna, outside cameras, alarm system components, surround sound components

Backing on to the beautiful setting of Anders Lake is where this massive 2 storey awaits. Stunning features throughout with a perfectly planned layout that allows togetherness & tranquility to blend seamlessly. The Main floor encompasses open concept to a tee, with views of the lake through a wall of windows. There is a wood burning fireplace featured in the living room & a kitchen so large you will want for nothing. Tons of storage in the island & the built in side board with ample seating at each. All appliances are high end with Dacor 6 burner gas range & oversized Sub-Zero fridge. The walk through pantry offers lots of space & leads to a fantastic laundry room with more storage & a sink. Around the corner you can grab a coffee in the butler's pantry with granite counters & brilliant coffee set-up. The library/office is a favorite room located in the turret portion of the house with soaring ceilings & dark cabinets & a ladder to help you reach your favorite books! The primary bedroom on the main floor is a true retreat with soft wall colors & lighting, wood burning fireplace flanked by built-in cabinets & a door to the outside deck. The ensuite is a gleaming oasis of white tranquility with lights reflecting off quartz & glass, a steam shower, air jet tub, dressing table & water closet with bidet. The walk in closet is a dream with display shelving, mirrors everywhere & an array of hanging alcoves. The 2nd level is dedicated to the kids, with 3 bedrooms - all with 4 piece ensuites & walk in closets! The bridge leads to a "secret" room - perfect for toys & games - they'll never want to leave! A winding staircase takes you to the lower level with comfortable cork flooring, a 3rd fireplace in the family room & a wet bar with full size fridge & dishwasher for entertaining. & for further entertainment, there is a media room with theater style seating! There is a gym area with mirrored walls &

enough space for lots of equipment & an unbelievable stone arched hallway that leads to your 1500 bottle wine cellar! There are 2 additional guest bedrooms, each with their own 3 piece ensuite & walk in closet. The triple car garage is heated with infloor & a furnace & the infloor heat in the basement is zoned. This lovely home has recently had all the windows replaced; renovations to the primary bedroom & ensuite & the basement as well. Sedona cabinets throughout & Gemstone lighting on the outside! This is a spectacular home, perfect for a growing family. The quality throughout is evident & the location is one of the best in Red Deer.