



**42 Flagstaff Close
Red Deer, Alberta**

MLS # A2146498



\$1,150,000

Division:	Fairview		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,939 sq.ft.	Age:	1982 (42 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Oversized		
Lot Size:	0.22 Acre		
Lot Feat:	No Neighbours Behind, Landscaped, Underground Sprinklers, On Golf Course		

Heating:	Boiler, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Refrigerator, Stovetop, Walls Ovens (2), Hood Fan, Dishwasher, Washer, Dryer, All Window Coverings, Central AC, Floating Shelves, Central Vacuum and Attachments, Garage Opener and Controls, Hot Tub, Pool Cover, TV Mounts, Pool Equipment

Discover the incredible opportunity at 42 Flagstaff Close, an elegant property boasting nearly 4,000 square feet of above-grade living space. This home features a backyard oasis complete with a swimming pool and hot tub, and it backs onto the prestigious Red Deer Golf & Country Club. This property has undergone extensive interior and exterior renovations in recent years. Upon entry, you are greeted by a stunning spiral staircase and an oversized formal living room, accentuated by large windows that flood the space with natural light. The main floor offers an oversized office with built-ins, a modernized 2-piece bathroom, and a convenient laundry area located next to the side entrance and outdoor shower. The open-concept kitchen and living room are the heart of the home, featuring newer Lux windows that offer breathtaking views of the backyard and golf course, new ceramic tile floors, and a show-stopping kitchen. The kitchen has been extensively renovated, featuring an oversized centre island, quartz countertops and backsplash, high-end appliances including double wall ovens and a Sub-Zero fridge, and a large walk-in pantry. The strategically placed sink overlooks the backyard, allowing you to watch your children play while you prep. The living room and breakfast nook provide a cozy space to unwind, complete with a stunning wood-burning fireplace that enhances the winter ambiance. The upper level is ideal for large families, featuring four spacious bedrooms, a 5-piece bathroom with original charm, and a bonus area currently set up as a gym, perfect for a reading nook. The primary suite is a true sanctuary, offering ample space for king-sized furniture, a private balcony to enjoy the west-facing evening sun and overlooking the 13th hole, double closets, and a spa-like ensuite. The ensuite features a stand alone soaker tub surrounded by windows, a tile shower, and a

double vanity with ample storage. The newly updated basement, with fresh paint and vinyl plank flooring, includes two additional large bedrooms, each with their own 4-piece ensuite, a spacious recreation room and theater space, a wine room, and rough-in plumbing for a future wet bar. There is also plenty of storage space. Backing onto the golf course, the backyard provides a park-like setting without the maintenance. The heated pool is equipped with a new liner (2023), a diving board, and a heavy-duty pool cover for safety and easier maintenance throughout the Alberta seasons. BBQ season is a family favorite with a gas line and a lovely patio space that accommodates everyone. This executive home includes an oversized, double attached heated garage, underground sprinklers, central air conditioning, sonos system on the deck and main floor, a pool house with rough-in plumbing for a future bathroom, newer shingles, and much more. Homes in this sought-after location are rarely available. Don't miss your chance at 42 Flagstaff Close – it's a must-see!