



**55 Ainge Close  
Red Deer, Alberta**

**MLS # A2166682**



**\$649,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Anders Park  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,516 sq.ft.   | <b>Age:</b>   | 1994 (30 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.14 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Garden |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Concrete, Hardwood, Tile  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame  | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Closet Organizers, Quartz Counters, Vinyl Windows |                   |    |

**Inclusions:** Stove, Fridge, Dishwasher, Microwave, All Window Coverings, Water Conditioner, Central Air, Garage Door Opener (1) Remote, Built-in Vacuum & Attachments, Washer, Dryer, Freezer.

Nestled on a tranquil close in the highly sought-after Anders Park East, this meticulously maintained and extensively updated executive-style walkout bungalow is a true gem. The custom-built home boasts newer Acrylic Stucco (2018) and triple-pane windows, ensuring both elegance and energy efficiency. The interior features custom cabinetry throughout, highlighted by stunning quartz countertops in both the kitchen and laundry room. The upgraded appliances, including a side-by-side Sub Zero fridge and freezer, elevate the kitchen's functionality and style. The large primary suite offers a private retreat with direct access to the back deck, complemented by a luxurious 5-piece ensuite featuring an air tub and a separate shower. The well-appointed kitchen includes a spacious island, a generous eating area, and ample cabinets. A versatile den on the main floor could easily be converted into a second bedroom. The main floor is completed by a 4-piece bathroom. The fully developed basement offers a unique family room, two large bedrooms, a gym/games room, a 3-piece bathroom, and abundant storage space in the furnace/utility room. This exceptional property must be seen to be fully appreciated. All of the poly b plumbing has been professionally removed and remediated.