



**40 Alton Close  
Red Deer, Alberta**

**MLS # A2167140**



**\$649,000**

<b>Division:</b>	Anders South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,308 sq.ft.	<b>Age:</b>	1987 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Gazebo, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** garden shed, gazebo, greenhouse

STUNNING is the only way to describe this impeccable home, in the perfect location on a quiet close in coveted Anders South! Professionally renovated, lovingly finished and tastefully presented, come and let this home charm you. From the soaring vaulted ceilings and huge architectural windows to the refinished exotic hardwood, the quality and workmanship is evident right from the front door. And you will love that the entire main floor is flooded with sunshine from windows facing east, west and south. Through the great room and past the raised formal dining area, enter the completely new kitchen. It showcases clean white cabinetry with smart lighting, quartz countertops, glass range hood, and a tile backsplash punctuated with striking mosaic accents. This thoughtfully designed space blends style with functionality, with high quality appliances including a gas stove, a composite sink and new faucet, separate drinking tap with R/O system - and it is all anchored by a gemcore mineral composite flooring for durability and ease of cleaning. The breakfast nook offers access to the beautiful backyard, and it separates the kitchen from the bright and inviting family room with cozy woodburning fireplace. The main floor of this expansive home also offers a bedroom or office, a lovely main floor powder room (with laundry hookups if desired), and access to the double attached garage. Heading upstairs, the spacious landing with gleaming new hardwood floors and updated lighting reveals the rare treat of four large bedrooms! One has been converted into a dedicated laundry room with cabinetry, linen storage, and custom folding counter, but it could be relocated if desired. The full bath features a new sink and mirror, granite countertop, tile surround, and glass shower doors. Finally, the King Sized primary bedroom is a true oasis, with a walk-in closet and a tranquil ensuite

with soaker tub under bay window, glass shower and separate w/c. The basement level provides yet another functional family space with built in storage, a den currently used for a home gym, a multipurpose room that can serve as a wine room, and unbelievable storage and workshop space. Heading outside, the mature wide lot is of course beautifully landscaped, with a raised stone patio, a screened pergola/gazebo, large garden shed, and even your own greenhouse. The double front garage is big enough for parking two vehicles even if one is a large truck, and it offers a workbench, shelving, floor drain, and running hot and cold water. Too many upgrades to list here, but the poly b has been replaced with Pex, there are new roof shingles, upgraded gas lines, a new furnace and humidifier - just to name a few. Nothing needs to be done here, this home will knock you off your feet.