



**60 Illingworth Close
Red Deer, Alberta**

MLS # A2173428



\$699,900

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|------------------|---|---------------|-------------------|
| Division: | Ironstone | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,436 sq.ft. | Age: | 2008 (16 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Interior Lot, Landscaped | | |

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|--------------------|-----------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, Stove, Microwave, Washer, Dryer, Dishwasher, Shed, TV Mounts, Stools, Pool Table & Accessories incl light, Central Vacuum & Attachments, Bar appliances (fridge, dishwasher, microwave) Alarm System Hardware, Tesla Charger

This elegant 3-bedroom, 2.5-bathroom bungalow, built in 2008, offers the perfect blend of style and functionality. The kitchen showcases rich dark maple cabinets, granite countertops, stainless steel appliances, and beautiful hardwood flooring, creating a warm and inviting space for both everyday meals and entertaining. The dining room features a built-in cabinet with ample space, continuing the hardwood floors throughout. The living room boasts a raised ceiling, built-in cabinets, and a dedicated TV area, all bathed in natural light. The primary bedroom is spacious and bright, with a walk-in closet and a luxurious 4-piece ensuite, complete with a soaker tub and a glass stand-up shower. A stylish den at the front of the home, also with hardwood flooring, is ideal for an office or reading room. The fully developed walkout basement is an entertainer's dream, featuring a rec area with a pool table, a theatre-style living room with a built-in entertainment unit, and a sleek wet bar with maple cabinets, tile flooring, and stainless appliances. The basement also includes two large bedrooms and a tiled 4-piece bathroom. Enjoy comfort and convenience with the high-efficiency furnace, 3-year-old tankless hot water system, underfloor heat, central air conditioning, central vacuum, and a water softener. Step outside to a large deck overlooking a beautifully landscaped yard with west-facing views, vinyl fencing, stylish cement curbing, and underground sprinklers. From the walkout, relax in the enclosed sunroom with a gas fireplace and aggregate concrete floor, perfect for year-round enjoyment. The finished and heated garage, complete with an EV charger, rounds out this fantastic property. Located in an excellent neighbourhood, this home is close to shopping, schools, playgrounds, and more. With shingles replaced in 2023, this home is move-in ready and waiting for its next

owner!