

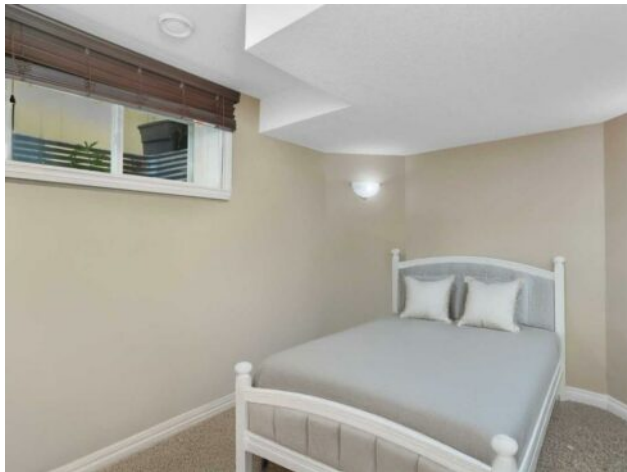


**GRASSROOTS**  
REALTY GROUP

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**16 Oakwood Close  
Red Deer, Alberta**

**MLS # A2176873**



**\$650,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Oriole Park West                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 2,232 sq.ft.                                                              | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 5                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Triple Garage Attached                                 |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Street Lightin |               |                   |

|                    |                                                                                                                                           |                   |    |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | In Floor, Forced Air                                                                                                                      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile, Vinyl Plank                                                                                             | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                           | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                                                                                                            | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Stucco                                                                                                                             | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                           | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s) |                   |    |

**Inclusions:** NA

Here's your chance to own a spectacular 5-bedroom, 4-bath family home on a tranquil close in the executive area of Oriole Park West!!! Enjoy this quite home backing onto serene green space with a wonderful treed area. This stunning property offers an open-concept great room with a cozy family room featuring a gas fireplace. The kitchen boasts beautiful Maple cabinets, granite countertops, a center island, stainless steel appliances, a gas stove, corner pantry, and a ceramic tile backsplash. The main floor also includes a versatile den/office off the front entry and convenient main floor laundry. Upstairs, you'll find a spacious loft area, three bedrooms, and a 4-piece bath with a skylight. The expansive master suite includes a walk-in closet and an ensuite with his-and-her sinks, a luxurious soaker air tub with a separate shower, and elegant ceramic tile. Adjacent to the master bedroom is a 15x9 sunroom with skylights, perfect for a studio, library, or exercise area. The fully finished basement adds even more value with two additional bedrooms, a 3-piece bath, ample storage, and a large family room. Additional features include central air conditioning, under-floor heating, and a water softener. Enjoy outdoor living on the 14x20 deck in the backyard. Don't miss this exceptional opportunity to make this dream home yours in Oriole Park West!