



GRASSROOTS
REALTY GROUP

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**107 Alexander Crescent
Red Deer, Alberta**

MLS # A2198164



\$1,299,900

Division:	Anders Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,364 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Concrete Driveway, Garage Door Opener, Heated Garage, In Gar		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Many Trees, Meadow, Underground Spr		

Heating:	Fan Coil, In Floor, Fireplace Insert, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Outdoor kitchen with BBQ, 2 Dishwashers, 10'X10' Shed, Security Cameras, Built-In Shelving, Audio System, Elevator, Intercom, Shelving in Garage, 2 Bar Stools, Pool Table, 2 Remote Controls

Custom built Executive Home! With over 4,900 developed sq. ft., it is located on a large private lot that has been professionally landscaped. Spacious open floor plan with lots of windows creating a bright and warm feel. The kitchen has granite counters, maple cabinets and many top quality built in appliances plus a huge island. There is a main floor office/studio with its own separate entry. Spacious Master bedroom with a 5 piece ensuite bath. There are 2 well sized bedrooms, each with their own walk-in closets. Downstairs there is a family room, wet bar, wine cellar, and a pool table that is included. There is a walkout to your fully fenced back yard where the hot tub is. There are 2 other bedrooms as well. This is a well built home with foam insulation, triple pane argon gas windows, a Lennox fan coil heating system and a clay tile roof. The attached triple car garage has an electric car charger system. This home shows VERY WELL and must be seen!