



GRASSROOTS
REALTY GROUP

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43 ARMITAGE Close
Red Deer, Alberta

MLS # A2198281



\$619,000

Division:	Anders Park East		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,294 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Landscaped, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, BI-Dishwasher, BI-Microwave, Washer, Dryer, All Window Coverings, Central Vac with Attachments, Shed, Garage Door Opener with 1 Remotes, Garage Shelving, Slat Wall in Garage, Husky Cabinets in Garage, Fire Pit

Beautiful 2 storey home on large pie lot located on a quiet cul-de-sac! The spacious front entrance welcomes you with 20' high ceilings lovely curved stair case. Attractive & spacious kitchen provides a dining nook, center island, granite tops, gas stove, stone sink, tumbled and marble full backsplash! Beautiful living rm with gas fireplace, marble tile surround, wainscot ceiling & only steps away from doors that open to the patio & large backyard. 2nd sitting area & bright office complete the main level. Upper level has a fantastic primary bdrm with French door opening, dble walk-in closets, 4 pc ensuite, w/jetted tub & separate shower, 2 spacious bdrms, 4 pc bth, laundry rm complete the upper level. Bsmt is fully finished w/lg family rm, cold rm, 2 bdrms, 4 pc bth & workout rm. Other features incl custom cabinets & slat-wall storage system in garage w/in flr heat & drain, central air, gas line for bbq, most windows replaced in the last few years. This is a special family home in an ideal location close to schools, parks, shopping and Collicutt Center!