



GRASSROOTS
REALTY GROUP

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7 Goodacre Close Red Deer, Alberta

MLS # A2202047



\$589,999

Division:	Glendale Park Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,754 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Solar Tube(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

Nestled on a sprawling 9,790 sq ft lot within a quiet Glendale cul-de-sac, this remarkable 2700 sq ft 4-level split home offers an amazing blend of space and opportunity. The open-concept design seamlessly connects the kitchen, dining, and living areas, creating an inviting space for both everyday living and entertainment. The kitchen boasts elegant granite countertops, and plenty of cabinet storage with a secondary pantry wall cabinet. Directly off the kitchen is the massive 27'5" x 27'3" great room that can accommodate anything your imagination desires. Open up a daycare, dance or martial arts studio. Host music lessons, a private art gallery, or salon. It really can be anything you want it to be! The ground-level family room offers versatility with a fireplace that can be easily recommissioned and a roughed-in wet bar, perfect for gatherings. Off the patio doors is a 20x15 ground level deck that has a pre-run power line for future hot tub considerations. Just off the garage entrance, the ground-level laundry adds convenience to your daily routines. On the top floor, a very large master bedroom offers a 5'6" x 8'4" walk-in closet and a 3 piece ensuite with immediate and unlimited hot water to the tiled shower. Two more large bedrooms are on the top floor, along with a 5 piece bathroom with double vanities. The lowest level has a carpeted recreation room, perfect for a multimedia theatre experience. Off this is the very large 4th bedroom that has a 4 piece ensuite and can be used as a second primary bedroom. Outside in the exceptionally spacious yard, a dog-run along the north side of the property can be readily completed using the included chain link fencing. The open an unobstructed yard can again accommodate anything your imagination desires. This property presents incredible potential for a wide variety of home-based businesses, offering ample space and

flexible layouts. An exceptional opportunity to own a substantial home on a substantial lot awaits, ideal for families and entrepreneurs alike seeking a comfortable and functional living space that can cater to every need.