



GRASSROOTS
REALTY GROUP

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**136 Ahlstrom Close
Red Deer, Alberta**

MLS # A2202205



\$679,900

Division:	Anders Park East		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,398 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Pie Sh		

Heating:	Boiler, In Floor, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	FRIDGE (2), STOVE, DISHWASHER (2), MICROWAVE, GARAGE DOOR OPENER AND CONTROL, SHED, CENTRAL VACCUM AND ATTACHMENTS(as-is).		

RENOVATED BI-LEVEL IN ANDERS PARK EAST ~ FULLY DEVELOPED WALKOUT BASEMENT ~ HEATED DOUBLE GARAGE ~ LOADED WITH UPGRADES ~ A bright and spacious foyer welcomes you to this meticulously renovated home featuring modern, stylish finishes throughout. The open-concept layout is complemented by soaring vaulted ceilings, large windows offering tons of natural light, and durable vinyl plank flooring. The living room is beautifully anchored by a warm and inviting fireplace and opens to the stunning kitchen. Completely renovated with attention to detail, this kitchen features an abundance of new cabinets, a full tile backsplash, tons of quartz countertops, including a huge island with a waterfall edge, eating bar, cabinets on both sides, and an apron-front sink, plus a coffee bar area with a wine fridge, walk-in corner pantry, and upgraded stainless steel appliances. Effortlessly accommodate large gatherings in the spacious dining room that features garden door access to the covered deck with a gas line for your BBQ or patio heater. The primary bedroom oasis can easily accommodate a king-size bed plus multiple pieces of furniture, has a fireplace feature wall, a large walk-in closet with built-in organizers, and a spa-like ensuite featuring a standalone soaker tub, separate shower, and dual sinks. The second bedroom is located next to the 4-piece main bathroom. Just off the foyer is a conveniently located home office with large south-facing windows that overlook the front yard and allow for tons of natural light. The fully developed walkout basement has high ceilings, vinyl plank flooring, large above-grade windows throughout, and a separate entrance. The expansive family room offers plenty of space for any need, seamlessly flowing into a games space and wet bar area complete with a sink, fridge, dishwasher, and seating. The

walkout basement offers separate access to the lower covered patio and backyard. Two large basement bedrooms, both can easily accommodate king-size beds; one bedroom has a walk-in closet and a cheater door to a 4-piece bathroom. The heated 25' x 24' garage is insulated, finished with drywall, has two overhead doors, a hot & cold water faucet, and a floor drain. The large pie-shaped backyard is landscaped with mature trees/shrubs, has a large garden plot, irrigation, a shed with power, poured concrete walkways, and is fully fenced with back alley access. Excellent location in one of Red Deer's most sought-after neighbourhoods, located in a cul-de-sac and walking distance to multiple parks, playgrounds, walking trails, sports courts, Collicut Centre, and multiple shopping plazas with all amenities. This home is move-in ready and waiting for its next owners to enjoy!