



**GRASSROOTS**  
REALTY GROUP

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**76 Reichley Street  
Red Deer, Alberta**

**MLS # A2207471**



**\$559,900**

<b>Division:</b>	Rosedale Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,538 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Attached, Heated Garage, Sing		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Bar, Central Vacuum, Pantry, Storage, Walk-In Closet(s), Wet Bar		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, TRASH COMPACTOR, MICROWAVE, WASHER, DRYER, TV IN KITCHEN, TV WALLMOUNTS (2), A/C, GARAGE DOOR OPENER & CONTROL

FULLY DEVELOPED 5 BEDROOM 3 BATH BUNGALOW IN ROSEDALE MEADOWS ~ HEATED DOUBLE ATTACHED GARAGE + SINGLE DETACHED GARAGE/WORKSHOP ~ WEST FACING BACKYARD ~ Pride of ownership is evident in this well cared for home ~ The living room features vaulted ceilings, hardwood flooring, large windows overlooking the front yard and a cozy gas fireplace with a tile surround and mantle ~ The spacious kitchen offers an abundance of oak cabinets, ample counter space, full tile backsplash, walk in pantry, built in bench, large eating bar and space for a large dining table ~ Garden doors lead to the sunny west facing deck (with a BBQ gas line) and backyard ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a large walk in closet and a 4 piece ensuite with an oversized vanity and jetted tub ~ 2 additional main floor bedrooms share a 4 piece bathroom ~ Conveniently located main floor laundry ~ The fully finished basement offers a massive family room/games room with a wet bar, 2 generous size bedrooms with ample closet space, a 4 piece bathroom, cold room and storage ~ Other great features; Central air conditioning, operational in floor heat ~ The double attached garage is insulated, finished with painted drywall, built in shelving, 220V wiring, hot and cold taps with a sink and a man door to the side and backyards ~ The backyard is landscaped with well established trees and shrubs, has a stone patio and a 20' L X 12' W detached garage that is insulated and has a gas line (currently being used as a workshop, overhead door can easily be re-installed) ~ Located close to multiple parks, playgrounds, walking trails, and transit with easy access to multiple schools, shopping and all other amenities.

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