



GRASSROOTS
REALTY GROUP

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**18 Overand Place
Red Deer, Alberta**

MLS # A2207968



\$1,450,000

Division:	Oriole Park West		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,359 sq.ft.	Age:	2008 (17 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Private, Views		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Bar Fridge, Built-In Electric Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Purifier, Water Softener, central vacuum attachments, theatre equipment, irrigation equipment, firepit		

CUSTOM BUILT 6 BED, 6 BATH 2-STOREY WITH A WALKOUT BASEMENT ~ PIE LOT IN A KEY HOLE CLOSE ~ NO NEIGHBOURS BEHIND WITH UNOBSTRUCTED VIEWS OF THE RIVER VALLEY & MASKEPETOON PARK~ OVERSIZED HEATED GARAGE ~ A striking blend of stucco and stone elevates the home's curb appeal, making a lasting first impression ~ Covered entry leads into a soaring two storey foyer ~ The living room boasts soaring vaulted ceilings that open to the upper level, floor to ceiling windows that flood the space with natural light and a stunning gas fireplace wrapped in floor to ceiling stone, complemented by built in cabinetry, and French doors leading to the west facing deck with a BBQ gas line and stunning views ~ The kitchen showcases an abundance of warmed stained cabinetry, expansive stone countertops, including two islands (each with an undermount sink), upgraded appliances, and a massive walk in pantry and garden door access to the screened in porch ~ The kitchen blends seamlessly into a cozy breakfast nook with a built in banquette ~ Easily host large gatherings in the formal dining with stone pillars and large windows offering more great views and natural light ~ Just off the foyer is a home office with built in cabinetry and a large picture window overlooking the front yard ~ Mudroom has built in benches and lockers with access to a 2 piece bathroom ~ Open staircase overlooks the main floor and leads to an upper level family room with built in cabinets and a desk ~ The private primary suite can easily accommodate a king size bed, plus multiple pieces of furniture, has a window seat with great views of the river valley and backyard, a huge walk in closet with built in organizers and a spa like ensuite featuring heated floors, dual sinks, a soaker tub, walk in tile shower, water closet ~ 3 additional bedrooms located on the upper

level are all a generous size, two share a jack and jill bathroom, while the other is conveniently located next to a 4 piece bathroom ~ Upper level laundry in it's own room ~ The fully developed walk out basement has high ceilings, large above grade windows, operational in floor heat and a separate entry ~ The large family room has a spacious seating area with a theatre screen, surround sound and opens to the wet bar/kitchenette and has French doors leading to the lower covered patio and backyard ~ Home gym located next to a 2 piece bathroom ~ 2 additional bedrooms share a 4 piece bathroom ~ The oversized garage is insulated, finished with painted drywall, and has a man door to the side/backyard ~ The backyard is beautifully landscaped with well established trees, shrubs, and perennials, is fully fenced and backing on to walking trails that connect to Red Deer's extensive trail system ~ Close to multiple schools, parks, rec centre's and shopping ~ Pride of ownership is evident in this well cared for home! Golf membership could be included.