



**44 Norwest Close
Red Deer, Alberta**

MLS # A2302156



\$440,000

Division:	Normandeau		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,286 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Treed		

Heating:	Boiler	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Laminate Counters, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: Many of the furnishings in the home can be included if desired, Shed all items in shed are included. Garage contents NOT included.

A well-designed four-level split truly can do it all—and this lovingly cared-for home proves it. Tucked away in a quiet close, it strikes the perfect balance between functional interior space (over 2100 finished square feet!!!) and a backyard built for enjoyment (over 7800 sq ft!!). The second level offers private bedroom spaces, while the main floor family room connects effortlessly to the kitchen, making gatherings feel natural and comfortable. Downstairs, the lower level and basement offer flexible space ready to become whatever you need—playroom, gym, theatre, games room, or more. Outside, you’ll find a spacious front porch, a fenced backyard with mature trees for privacy, a convenient parking pad, and attractive low-maintenance landscaping. Completing the package is a stunning four-tier deck that creates an exceptional outdoor living experience.