



GRASSROOTS

REALTY GROUP

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**147 Alexander Crescent
Red Deer, Alberta**

MLS # A2308587



\$849,900

Division:	Anders Park East		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,830 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: nil

This meticulously maintained luxury home, built by Kalis Homes, is ideally situated in the prestigious Anders Park East neighbourhood and backs onto a serene green space. The residence features an open-concept main floor highlighted by soaring ceilings, quality hardwood and tile flooring, and a skylight that bathes the living area in natural light. A chef's kitchen serves as the heart of the home, boasting quartz countertops, a spacious center island with an eating bar, high-quality cabinetry, and built-in appliances, including a stove, microwave, and dishwasher. All appliances and window covers have been installed within the last 2 years approximately. The main level also includes a dedicated front office that can easily serve as an additional bedroom. The living room boasts a cozy 3 sided a gas fireplace. The dining area is large. Back deck boosts a 12' x 22' covered deck overlooking the beautifully manicured yard, accessed from the kitchen. The entire inside of the home has been repainted. The primary suite is a true sanctuary, offering a large walk-in closet and a luxurious 5-piece ensuite complete with a soaker tub and a tile shower and in floor heating. For ultimate convenience, a dedicated laundry room is also located on the main floor. The expansive basement provides additional living space with a large family room. This level is rounded out by two large bedrooms, a 4-piece bathroom, and a wet bar, making it an ideal space for guests or relaxation. For comfort, the basement is equipped with in-floor heating The garage and parking area design further distinguishes this property, including a concrete driveway finished with rubber membrane and an oversized, heated double attached garage that is fully insulated and equipped with a floor drain. Exterior and mechanical features, underground sprinklers, a gas BBQ hook-up, a phantom screen door, a new furnace, a new

air conditioning unit, a new air exchanger, a new water softener and completely repainted on the outside of the home. With thoughtful touches like a built-in phone desk and a large side yard, this home represents an outstanding opportunity to own a high-quality residence in one of Red Deer's most desirable locations.