



GRASSROOTS
REALTY GROUP

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**11, 4700 Fountain Drive
Red Deer, Alberta**

MLS # A2311360



\$650,000

Division:	Fairview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,396 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, On Golf Course		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 600
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Fridge, Oven, Cook Top, Dishwasher, Microwave, All Window Coverings, Washer, Dryer, Garage Door Opener, Built-in Vacuum & Attachments.

Experience luxury living at its finest with this once-in-a-lifetime opportunity to own a walkout bungalow backing directly onto the beautiful Red Deer Golf & Country Club in the exclusive Fountains gated community. Offered for sale by the original owners, this meticulously maintained half duplex combines elegance, comfort, and exceptional views in one remarkable package. The spacious main floor welcomes you with soaring vaulted ceilings, a large living room flooded with natural light, and expansive windows showcasing breathtaking views of the golf course beyond. The well appointed kitchen offers an abundance of storage space, quartz countertops, full tile backsplash, and updated appliances, while the bright breakfast nook provides the perfect spot to enjoy your morning coffee overlooking the backyard and fairways. A good sized den off the front entry creates an ideal home office or reading space, while the formal dining area is perfect for hosting family gatherings and entertaining guests. Convenient main floor laundry is located in the 2 piece bathroom for added functionality. The fully developed walkout basement expands your living space with a huge family/games room, a large bedroom, a 4 piece bathroom, and an oversized utility and storage area. Completing this exceptional property is the fully finished attached double garage with plenty of room for two vehicles and additional storage. This is a rare opportunity to enjoy maintenance free living in one of Red Deer's most prestigious communities.