



GRASSROOTS
REALTY GROUP

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**146 Sutherland Close
Red Deer, Alberta**

MLS # A2312669



\$699,900

Division:	Sunnybrook South		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,329 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Lands		

Heating: In Floor, Forced Air, Natural Gas

Water: Public

Floors: Carpet, Hardwood, Tile

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: Electricity, Natural Gas Connected

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Separate Entrance, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, CURTAINS & RODS, SHED, AUDIO EQUIPMENT FOR SOUND SYSTEM UPSTAIRS/DOWNSTAIRS, GARAGE SHELVING/STORAGE

CUSTOM BUILT WALKOUT BUNGALOW LOADED WITH UPGRADES ~ 3 BEDROOMS + OFFICE, 3 BATHROOMS & OVER 1320 SQ. FT. ABOVE GRADE ~ BACKING ON TO WALKING TRAILS & GREEN SPACE WITH UNOBSTRUCTED VIEWS ~ Pride of ownership is evident in this well cared for home ~ Covered front veranda welcomes you and leads to a spacious sun filled foyer with a large coat closet and convenient access to the attached garage ~ Open concept main floor layout complemented by high ceilings and hardwood flooring offers a feeling of spaciousness ~ The living room features 12 ft. coffered ceilings, floor to ceiling windows with unobstructed views and a stunning gas fireplace with custom millwork and a tile surround ~ The kitchen offers an abundance of wood cabinets, granite counter tops including an island with an undermount sink, an eating bar with pendant lights above, full tile backsplash. walk in corner pantry, built in wall pantry, tons of recessed lighting and stainless steel appliances ~ The dining space can easily host large gatherings and offers garden door access to the massive deck featuring a BBQ gas line, aluminum railings, frosted panels for privacy and beautiful views ~ The private owner's suite can easily accommodate a king size bed plus multiple pieces of large furniture, has a massive walk in closet with built in organizers and a spa like 5 piece ensuite with dual sinks, air tub, separate shower and a water closet ~ 2 piece main floor bath with access to the conveniently located laundry closet ~ Frosted French doors lead to the office, thoughtfully finished with built in shelving and a closet ~ Open staircase leads to the walkout basement offering in floor heat, 9 ft. ceilings and large above grade windows ~ The family room offers tons of space with a cozy media space featuring built in shelving, a stone faced fireplace, wet bar with wood cabinets, stone

counters, tile backsplash and under cabinet lighting, and still plenty of space for a games area ~ Garden door access off the family room leads to a covered patio and backyard ~ Two large bedrooms are perfect for teenagers or guests, both with ample closet space ~ 4 piece bathroom with an oversized vanity with stone countertops and a large linen closet ~ Other great features include; Newer Hot water Heater, newer central air conditioning, fresh paint throughout, newer garage heater, wired for sound with speakers throughout, central vacuum with attachments, non smoking home, tons of built in's and custom millwork throughout ~ The heated double attached garage has a floor drain, dehumidifier, hot and cold taps with a wash tub, built in shelving, man door to the side yard and an aggregate driveway ~ The backyard is landscaped, has a composite shed, is fully fenced with vinyl fencing and has direct access to the green belt and walking trails behind ~ Excellent location in a desirable neighbourhood, close to walking trails, parks, playgrounds, shopping, with easy access to all other amenities.