



GRASSROOTS
REALTY GROUP

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70 Wiltshire Boulevard
Red Deer, Alberta

MLS # A2316362



\$660,000

Division:	West Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,206 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, RV Access		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Rec		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: Fridge & Freezer, Gas Stove, Dishwasher, Microwave, Washer & Dryer, All Window Coverings, Garage Radiant Heater, Garage Openers and Controls (2), All Attached Shelving, AC, TV mount, Alarm equipment (no contract), Shed, Firepit, Bar Stools (no value), BBQ (no value), Flower Pots in Backyard (4)

What a transformation! Welcome to 70 Wiltshire Blvd — a professionally renovated 4-level split by Sorento Homes, offering designer finishes, exceptional craftsmanship, and a prime location in one of the city's most sought-after neighbourhoods. With a double attached garage and stunning curb appeal, this home impresses from the moment you arrive. Step inside to discover an inviting, light-filled main floor featuring engineered hardwood flooring, triple-pane windows, and a show stopping kitchen that truly serves as the heart of the home. Straight out of a magazine, this dream kitchen boasts custom cabinetry, quartz countertops, a premium stainless steel appliance package including a gas stove and double fridge/freezer, a custom hood fan, and a dedicated coffee bar complete with a beverage fridge. Adjacent to the kitchen, the spacious dining area is perfect for hosting family and friends, while also offering the flexibility to be converted into a living room if desired. Upstairs, you'll find the ideal family layout with three spacious bedrooms and two beautifully renovated full bathrooms. The primary retreat easily accommodates king-sized furniture and features a walk-in closet with custom shelving, along with a luxurious 4-piece ensuite showcasing a custom tile shower and double vanity. The lower level continues to impress with a bright and welcoming family room centred around a stone-faced gas fireplace. This level also includes a fourth bedroom, a stylish 2-piece bathroom, and a functional mudroom with direct garage access, additional storage, and a shared laundry space. The fully developed basement provides even more versatility, making it the perfect media room, gym, playroom, or additional living area. Saving one of the best features for last — the backyard. Professionally landscaped and designed for outdoor enjoyment, this private oasis

features an oversized composite deck with a BBQ gas hookup, upgraded fencing, and a storage shed, creating the perfect setting for entertaining or relaxing. Additional upgrades include central air conditioning, furnace and duct cleaning completed in April 2026, 220-volt wiring and water service in the garage, a south-facing composite front porch, and a new driveway completed in 2025. Every detail has been thoughtfully curated, creating a home that blends style, function, and comfort creating a truly turnkey property you'll be proud to call home!