



**50 Donald Close
Red Deer, Alberta**

MLS # A2319156



\$515,000

Division:	Davenport		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,170 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Laminate Counters, Pantry, Separate Entrance, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, BAR FRIDGE, AC, GARAGE DOOR OPENER AND CONTROL

FULLY DEVELOPED 3 BEDROOM + DEN, 3 BATHROOM BI-LEVEL ~ WALKOUT BASEMENT ~ WEST FACING BACKYARD & HOT TUB ~ HEATED DOUBLE ATTACHED GARAGE & HEATED SHOP ~ Tile foyer with high ceilings welcomes you ~ Vaulted ceilings on the main floor create a feeling of spaciousness ~ The living room features hardwood flooring and has large east facing bay windows that overlook the front yard and treed green space just across the street ~ The kitchen offers a functional layout and has plenty of dark stained cabinets with ample counter space, full tile backsplash, raised eating bar, stainless steel appliances, and a wall pantry ~ Easily host large gatherings in the dining room with garden door access to the covered deck with a BBQ gas line ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a huge walk in closet, and a 3 piece ensuite with a walk in shower ~ Second bedroom is also a generous size and is located across from the 4 piece main bathroom ~ Main floor laundry with built in shelving ~ Wired for sound with built -in speakers upstairs & downstairs ~ The fully finished walkout basement has large above grade windows, high ceilings and operational in floor heat ~ Large family room with a fireplace with a lighted niche and bar with built in cabinets, seating and a fridge ~ Media room/flex space just off the family room ~ Home office/wine making room has a bank of cabinets and a sink ~ 3rd bedroom with ample closet space ~ 3 piece bathroom is adjacent to a garden door leading to the hot tub and low maintenance backyard with mature trees and tons of deck space ~ Heated double attached garage is insulated, finished with painted drywall and has a man door to the backyard, and has easy access to the detached 20' L x 16' W workshop ~ located in a quiet cul-de-sac with a treed green space in

the middle, close to schools, parks, walking trails, and shopping.