



**156 Aubrey Close**  
**Red Deer, Alberta**

**MLS # A2321415**



**\$650,000**

<b>Division:</b>	Aspen Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,543 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Irregular Lot, Landsc		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		

**Inclusions:** none

Welcome to 156 Aubrey Close an exceptional modified bi-level tucked away on a quiet close in one of Red Deer's most desirable neighbourhoods. Offering 5 bedrooms, 3 bathrooms, and an incredible layout, this home is designed to accommodate growing families while providing the perfect balance of comfort, functionality, and style. Step inside and you'll immediately appreciate the bright open-concept main living area, highlighted by soaring vaulted ceilings, durable tile flooring, and a cozy gas fireplace that creates the perfect gathering space. At the front of the home, a versatile flex room offers endless possibilities as a home office, playroom, or additional sitting area. The kitchen is sure to impress with a gas stove for the home chef, ample workspace, and seamless flow into the dining area, where patio doors lead to a spacious deck overlooking the massive corner lot. Whether you're hosting summer BBQs, watching the kids play, or planning your dream detached garage, this backyard offers endless potential. Additional outdoor features include underground sprinklers, a designated dog run, and convenient storage beneath the deck. Privately situated above the garage, the spacious primary retreat provides a quiet escape complete with a large walk-in closet and a beautiful ensuite featuring a relaxing soaker tub and separate shower. The fully finished basement expands your living space with two generously sized bedrooms, a full bathroom, and a comfortable family room that's perfect for movie nights, games, or entertaining guests. Additional features include central air conditioning, wired speakers throughout the home, a double attached garage, and an oversized driveway with room to park three vehicles. Located close to shopping, schools, parks, and playgrounds, this home combines an outstanding location with exceptional curb

appeal and a thoughtfully designed floor plan that truly checks all the boxes. This is the family home you've been waiting for offering space, privacy, and the lifestyle you've been searching for.