



GRASSROOTS
REALTY GROUP

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99 Piper Drive
Red Deer, Alberta

MLS # A2325565



\$860,000

Division:	Pines		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,726 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar, Wired for Sound		

Inclusions: Play Center, hot tub and gazebo

Welcome to 99 Piper Drive also known as Wayne Gretzky Piper Drive. Where timeless character meets exceptional craftsmanship. Extensively renovated over multiple phases, this remarkable home has been transformed from top to bottom with an unwavering focus on quality, design, and long-term durability. Every renovation was thoughtfully planned, creating a home that feels both modern and welcoming while preserving the warmth and character that make established neighbourhoods so desirable. The moment you step inside, you're greeted by soaring vaulted ceilings, an abundance of natural light, and an open-concept design that immediately feels like home. The stunning chef's kitchen is truly the heart of the home, featuring custom cabinetry, quartz countertops, an oversized island, premium appliances, and beautiful architectural details that seamlessly blend contemporary finishes with timeless style. The spacious living room is anchored by a gorgeous gas fireplace and feature wall, creating an inviting place to gather with family and friends. One of the home's standout features is the beautifully enclosed upper-level sunroom. Originally designed as an open porch, this space has been thoughtfully transformed into a bright, four-season-style retreat complete with electric heat, allowing you to enjoy your morning coffee, unwind with a good book, or simply take in the peaceful views of the mature neighbourhood throughout much of the year. It's a unique extension of the home's living space that adds both character and functionality. Throughout the home you'll appreciate the level of craftsmanship that sets this property apart. Major renovations included new furnace, roof, hot water tank, air conditioner, new electrical and plumbing, updated windows and exterior doors, upgraded insulation for exceptional energy efficiency, custom railings,

quality finish carpentry, and beautifully redesigned living spaces on every level. Every detail was carefully considered, resulting in a home that offers both peace of mind and exceptional style. The upper levels provide beautifully appointed bedrooms, including a stunning primary retreat complete with a spa-inspired ensuite and generous walk-in closet. Downstairs, the professionally finished basement expands your living space with a large family room with wet bar, an additional bedroom, a beautifully finished bathroom, and plenty of room for movie nights, games, or entertaining. Step outside and discover something that is becoming increasingly difficult to find an incredible backyard that offers both space and privacy and a quarter acre lot. Backing directly onto a treed reserve with no neighbours behind just walking paths, this outdoor oasis is designed for both relaxation and entertaining. Whether you're hosting summer barbecues on the covered deck, gathering around the patio, enjoying the hot tub under the gazebo, or simply watching the kids play on the expansive lawn, this is a backyard that truly sets the home apart.