



GRASSROOTS
REALTY GROUP

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28 Oakdale Place
Red Deer, Alberta

MLS # A2326926



\$830,000

Division:	Oriole Park West		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,590 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot, Landscaped, Underground Sprinklers		

Heating:	High Efficiency, In Floor, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Stone, Vinyl Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: NA

This exceptional custom built two storey walk out offers a total of 3,677 square feet of fully developed, carpet-free living space situated in a quiet close across from a green space. The main floor showcases stunning oak hardwood and porcelain tile flooring, which is complemented by hand sculpted nine foot ceilings, custom crown moldings, and elegant transoms above the doorways. At the heart of the home is a chef's kitchen featuring solid wood cabinetry with soft close hinges, convenient roll out shelves, and granite countertops. This culinary space is fully equipped with an induction cooktop, double wall ovens, an Asko dishwasher, wine fridge, trash compactor, garburator, and a corner pantry with a dedicated TV niche above. The main level flows seamlessly from the kitchen into the dining area and great room, which are elegantly separated by a three sided gas fireplace. From the dining room, a garden door opens directly onto a durable composite deck. Moving to the second floor, you will find a large, bonus family room centered around a linear fireplace, along with two very spacious secondary bedrooms. This level also hosts the grand primary suite, which serves as a private retreat complete with a walk in closet and a five piece ensuite featuring a jet tub and a five-foot shower. The fully finished walk out basement expands the home's entertainment options with a large recreation and games room, another three sided fireplace, a wet bar, a fourth bedroom, and a four piece bathroom. The outdoor space features a private, south west facing yard that comes beautifully landscaped with an integrated sprinkler system and gas outlets. Comfort and energy efficiency are maximized throughout the property via a high efficiency furnace, a Venmar heat recovery ventilator (HRV), built in audio, and radiant in floor heating installed in the garage,

kitchen, ensuite, and basement. Additionally, the yard is equipped with a 220v electrical hookup for a future hot tub, and the close itself connects directly to miles of scenic city bike trails and walking paths.