



GRASSROOTS
REALTY GROUP

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**35 Aldrich Close
Red Deer, Alberta**

MLS # A2326991



\$787,900

Division:	Anders South		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,439 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Interlocking Driveway, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Gazebo, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl, Vinyl Plank
Roof:	Asphalt
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bar, Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: fridge, stove, dishwasher, microwave bi, washer & dryer, central vac and attachments, hot tub, gazebo with heater and privacy screens, all custom shelving in garage and bench, peg board with hooks, pond accessories, lighting package in yard with remotes, custom blinds, Air conditioning, bar on patio with fridge.

Wow, just WOW! Say "hello!" to this beautiful bungalow in the sought-after area of Anders. This home isn't just a place to live; it's a lifestyle. Think quiet morning coffee on the patio or better yet in your HOT TUB . From the moment you step inside, light pours through soaring VAULTED CEILINGS that crown the OPEN CONCEPT main floor. The living, kitchen, and dining areas flow together effortlessly, creating a sense of airiness and connection. Every detail feels elevated, anchored by a striking stone gas fireplace and beautiful luxury vinyl plank flooring that stretches seamlessly throughout. At the heart of the home is a CHEF'S KITCHEN designed for both beauty and purpose. The rich toned cabinets & granite countertops are complemented by The OVERSIZED Peninsula is not only a gathering place - it's brilliantly functional, with banks of deep drawers for organized, easy-access storage. The dining room opens directly to the rear patio providing effortless indoor-outdoor living. The living room feels warm yet sophisticated, just off the main area. The primary suite is designed as a true retreat - it's connected to everything you need: a walk-in closet, 4pc ENSUITE with door to deck and hot tub. Every finish, every fixture whispers "relax, you're home. Downstairs, the FULLY DEVELOPED BASEMENT extends your living space beautifully with two additional bedrooms, a full bath, and a versatile rec room - perfect for a home gym, and a living room with another gas fireplace and wet bar. THE ULTIMATE MAN CAVE steals the show this oversized double heated garage is fully custom with interlocking vinyl flooring and drain to extensive cabinetry, pegboard organization and a built in sink with hot and cold water. To the south side of the garage, you will find RV Parking with full services (Power 220, water,

septic). Outside the property shines with impeccable professional landscaping including underground sprinklers, tree drips to expansive 800 sq ft deck with water feature and gazebo. Located in a family friendly community close park, walking paths around Anders on lake, playgrounds, schools. both elementary and high schools not to mention – all just minutes from everyday conveniences. Every inch of this beautiful bungalow is a testament to thoughtful intentional design and modern living. It’s a home that celebrates both beauty and function - perfect for those who want to live stylishly and comfortably. *Ask your favorite realtor for a list of all the property highlights.