



GRASSROOTS
REALTY GROUP

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**82 Ruttan Close
Red Deer, Alberta**

MLS # A2329447



\$499,900

Division:	Rosedale Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,110 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home		

Inclusions: Fridge, stove, hood fan, b/i dishwasher, washer and dryer, all window coverings, garage door opener, garage door control, storage shed, attached garage storage.

Wonderful family home, located on a very quiet close and just a short walk to an amazing community park, with tennis/pickleball/skating rink, soccer pitch, football/baseball field plus workout area! The home was custom built for the current owner and it has been loved and cared for throughout the raising of their children. Enjoy the spectacular sun sets from the front veranda of this home, while enjoying a nice glass of wine, reminiscing about the days activities and future family plans. The main level hosts a family friendly maple kitchen, with raised panel cabinets, crown moldings, full tile backsplash, island, corner sink, walk-in pantry, wine rack, plus plenty of storage and prep area. There are two dining rooms options as well as an option for a quaint family room or reading nook. There are garden doors to the large east facing deck, over looking the groomed back yard. The upper level hosts 3 large bedrooms plus a spacious 4pce bath. The Primary suite can hosts all sizes of furniture plus a double closet and convenient 3pce bath. The 3rd level has a massive living room, gas fireplace and large vinyl windows allowing sunlight in. This level also has garage access, another 4pce bath and private laundry room with storage. The 4th level has operational in-floor heat and hosts a 4th bedroom, and an additional flex room/theatre room/craft room/ or if needed a large 5th bedroom. Outside enjoy two patio options, a fresh garden and TWO large storage sheds. The garage is heated and has room for two vehicles with different options for your storage needs. This home also has central AC and solar panels for cost savings!!