



GRASSROOTS
REALTY GROUP

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111 Selkirk Boulevard
Red Deer, Alberta

MLS # A2329452



\$855,000

Division:	Sunnybrook		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,075 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Interlocking Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating: High Efficiency, In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Features: Beamed Ceilings, Bookcases, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Stone Counters, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Stove, fridge, b/i dishwasher, b/i microwave, window coverings, garage door openers/controls, washer and dryer, tv brackets.

Welcome to this exceptional, 2112 sq ft, professionally renovated home in the highly sought-after community of Sunnybrook—one of the city's most desirable mature neighbourhoods. Nestled within the park system and home to a top-rated elementary school, this location offers an unmatched lifestyle with walking, running, and biking trails just steps from your front door. Completely transformed in 2018 by Homestead Custom Carpentry, this stunning residence showcases impeccable craftsmanship, designer finishes, and thoughtful attention to detail throughout. The open-concept layout is perfect for both everyday living and entertaining. The inviting living room features soaring vaulted ceilings and a striking gas fireplace highlighted by a custom Brazilian limestone hearth and mantel. At the heart of the home, the beautifully designed kitchen combines style and function with custom cabinetry, quartz countertops, a timeless herringbone tile backsplash, and abundant storage, walk-in pantry and plenty of workspace. The adjoining dining area includes a built-in buffet, providing additional storage and serving space for effortless entertaining. The recently completed spa like, 5pce main floor bathroom with heated tile floor, is a welcomed addition to this gorgeous property. The spectacular Bowwood-built spectacular main floor bedroom (with in-floor heat) is flooded with natural light and showcases dramatic rooflines! As an added bonus on the main level, there is an office area with built-in desk and bookshelves, plus a three-sided gas fireplace, creating a warm and inviting space. Upstairs, you'll find two spacious bedrooms, each with its own beautifully appointed ensuite. The primary suite offers a generous walk-in closet and a luxurious spa-inspired ensuite featuring a custom-tiled shower with a heated quartz bench. The second bedroom also enjoys a private

ensuite with a stylish barn door and an oversized tiled shower. A charming reading nook at the top of the stairs adds yet another thoughtfully designed space to enjoy. The lower level maximizes every square foot with a versatile massive third bedroom plus a newly renovated bathroom complete with luxury tiled 5ft shower. Enjoy the bright and spacious laundry room plus the unique cedar-lined wine room. Step outside to your private backyard retreat, where a spacious wraparound deck and gazebo create the perfect setting for relaxing or entertaining. If you've been searching for the charm of an established neighbourhood combined with the quality, style, and comfort of a like-new custom home, this remarkable Sunnybrook property is a rare opportunity not to be missed. Upgrades and added features are central AC, newer on demand HWT system, newer HE furnace, new water softener, triple pane main floor windows and under ground sprinklers.