



GRASSROOTS
REALTY GROUP

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4 Welsh Close Red Deer, Alberta

MLS # A2329959



\$615,000

Division:	Westlake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,410 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped, Standard Shaped Lot		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt

Basement: Full

Exterior: Composite Siding, Stone

Foundation: Poured Concrete

Features: Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: n/a

-Steps to Heritage Ranch in desirable West Lake-Tucked away on a quiet close, this spectacular home showcases exceptional pride of ownership and impressive attention to detail throughout. Designed for both everyday living and entertaining, the spacious main floor features a beautifully appointed kitchen at the heart of the home with a large island, abundant cabinetry, and generous prep space. Just off the kitchen, the covered deck is perfect for year round barbecuing while providing protection from the elements. The inviting living room offers vaulted ceilings, an open railing overlooking the lower level, and a cozy gas fireplace, creating a warm and welcoming gathering space. The spacious primary suite features a large walk in closet and a luxurious 5 piece ensuite complete with a soaker tub and separate shower. The bright lower level is filled with natural light and offers a generous family room that's ideal for movie nights, a recreation area, or a kids' retreat. Two spacious bedrooms, each with custom closet organizers, provide comfortable accommodations for family or guests. Thoughtfully designed with an abundance of storage throughout, this home also includes central air conditioning for hot summer days and in floor heat to keep you warm and comfortable during the winter months. The attached garage is finished with electric heat and is roughed in for gas, while the separate back entry with main floor laundry adds everyday convenience. Situated on a corner lot, the property also offers additional off street parking. Outside, you'll appreciate the beautifully landscaped yard featuring vinyl fencing, and plenty of room for children and pets to play. The location is second to none just steps to Heritage Ranch with its scenic walking and biking trails, and conveniently close to schools, Red Deer Polytechnic, parks, shopping, and quick access to Highway 2 for an easy commute.

Meticulously maintained and move in ready, this exceptional home offers the perfect combination of quality, comfort, and location. A wonderful opportunity for its next family to call it home.