



GRASSROOTS
REALTY GROUP

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**146 Sutherland Close
Red Deer, Alberta**

MLS # A2331811



\$689,900

Division:	Sunnybrook South		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,327 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	T.V. wall mount(s), Nest thermostat and doorbell, hanging bathroom mirrors, A/V equipmenet		

An Elegant design and a thoughtful layout are on full display in this immaculate Sorento Custom Homes WALK OUT bungalow! This is a perfect home for adults and includes many high end features that a selective buyer is sure to appreciate, including a heated front double attached garage, an open concept main level with engineered hardwood floors, and a beautiful 12' trayed ceiling! A bright tiled foyer at the entrance will welcome guests and the nearby main floor office is ideal for working from home. The main level opens to a lovely and nicely connected space with floor to ceiling windows taking full advantage of the natural light. The gas fireplace in the bright living room is a center piece with custom tile and woodwork, there is ample dining space and a well laid out kitchen with maple cabinets, corner pantry, stainless appliances and granite counter tops!! The main bedroom offers ample room for a king bed and the 5pce ensuite includes an air tub, separate shower and dual vanities! Of course there is main floor laundry and the main bedroom has a walk-in closet. There is a lovely deck off of the dining area with frosted glass panels, a gas line for the BBQ, and new composite decking! The open staircase with wrought iron spindles leads to the fully finished walk-out basement - it's a perfect place to entertain with top quality carpet, built in speakers, in-floor heat, a second fireplace and a wet bar! Large windows, 9' ceilings and built in cabinetry complement the high end finishings, and the garden doors lead to the covered patio and yard. There are 2 large bedrooms and a full bath in the lower level, ideally suited to guests or children. This quality home backs onto a green space and walking path with gate access to the path, and is minutes from shopping and restaurants! Other features of this fine home include central A/C, built in speakers up and down with separate receivers, the nest

thermostat and doorbell stay, central vac and attachments, hot and cold water in the garage plus a dehumidifier, a newer hot water tank, fresh paint, and a storage shed! This home is IMMACULATE!!