



GRASSROOTS
REALTY GROUP

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**74 Lazaro Close
Red Deer, Alberta**

MLS # A2332127



\$749,900

Division:	Laredo		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,042 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave hood vent, washer, dryer, window coverings

This fully developed 4 bedroom, 3.5 bathroom two storey in Red Deer's Laredo neighbourhood offers 2,042 square feet of above grade living space. In the kitchen, quartz countertops, stainless steel appliances, a large island with seating, and a walk through pantry mean dinner prep and family gatherings actually work in this space. The dining room fits a full family table. A linear gas fireplace with a stone surround keeps the living room bright and warm year round. A mudroom with custom bench and coat hooks connects straight to the garage, so boots and gear never make it past the door. Central air, in floor heat, and Hunter Douglas blinds mean comfort is already handled. The oversized attached double garage means room for vehicles, toys, and storage without fighting for space. Upstairs, a bonus room gives the family a second place to gather. The primary suite includes a walk in closet and 5 piece ensuite, two more bedrooms share a 4 piece bathroom, and the upper level laundry room with built in shelving keeps laundry day out of the basement. Downstairs, the finished basement adds a fourth bedroom, a family room, and a 4 piece bathroom, all under 9 foot ceilings. Outside, the work is already done. New sod means the lawn is ready to enjoy. The upper covered deck means barbecues and relaxing evenings happen rain or shine. Below, a private lower deck under a pergola with lattice privacy walls is ready for a new hot tub. Vinyl fencing, crushed rock, and brick pavers keep the yard low maintenance. Laredo is a quiet, friendly pocket of Red Deer with a park, playground, and schools nearby, all on sidewalk lined streets. 74 Lazaro Close, Laredo, Red Deer, Alberta.