



GRASSROOTS
REALTY GROUP

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**48 Innes Close
Red Deer, Alberta**

MLS # A2332129



\$779,900

Division:	Ironstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,285 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, stove, dishwasher-built in, microwave, washer, dryer, window coverings, garage door opener & 2 remotes, built in vac & attachments, garage heater, grey cabinets & bench in garage, tv mount only in garage, bar fridge in wet bar, tv mount & tv in basement pool table room, pool table with tennis table top & all accessories, a/c unit, shed

On a quiet key-hole close sits this beautiful 2 storey, awaiting its next family! Abundant curb appeal continues through the front door, with soaring ceilings and mosaic tiled entry, a front office with transom windows and beautiful hardwood flooring leading to the living space at the back. There are windows galore to enjoy the view of the park-from the sunken living room with 3 sided fireplace, to the spacious dining area with garden doors to the deck, to the functional kitchen with granite countertops, numerous cupboards and a corner pantry. There is room for seating at the kitchen counter and lots of work space. Handy bootroom when you come in from garage offers lots of space for hockey bags and rec equipment and the double car garage is heated with a floor drain, hot & cold taps, cabinets/lockers/workbench that are included and lots of storage space. Upstairs is a fantastic Bonus Room, great for a playroom or gathering around the big screen tv. Laundry on upper level has side by side washer & dryer and shelving. There are 2 great sized bedrooms and a 4 piece bathroom with large vanity. Double doors lead to the roomy Primary bedroom, with pocket door to ensuite, tower storage on the vanity, soaker tub, oversized tiled shower and a walk in closet with a window! Basement is made for entertaining with a wet bar and games room area, separate media room and Infloor Heat! The ceilings are 9' and the Walk-Out design offers tons of natural light. There is a spacious bedroom and another 4 piece bathroom on this level as well. The outdoor living space is where it's at, with composite decking on the upper level, where you can bbq and enjoy the view or escape to the lower level patio for shade and tranquility. There is gas for the bbq, huge a/c unit for hot summers and wiring in place for a hot tub on the patio. Recent upgrades include: On

demand hot water (2022); Furnace (2024); Roof (2023); Induction oven (2024); washer & dryer (2021); Carpet on main floor (2024). Fiber Optics have been installed and there is a shed for additional storage. Backing on to Ironstone Park not only offers the bonus of a green space (no neighbours behind) but also Tennis Courts, ODR, playground and park just outside your back gate! There is an elementary school down the road, shopping and restaurants close by and access to biking and walking trails within minutes. A home built for a family in a family oriented community.