



GRASSROOTS
REALTY GROUP

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**23 Dann Close
Red Deer, Alberta**

MLS # A2332214

\$849,900

Division:	Deer Park Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,759 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Triple Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Pie Shaped Lot		

Heating: In Floor, Forced Air, Natural Gas

Water: -

Floors: Concrete, Hardwood, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Stone, Vinyl Siding, Wood Frame

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows

Inclusions: Stove, Fridge, Dishwasher, Microwave Hoodfan, All Window Coverings, Garage Door Openers (2), Remotes (2), Pool Table, Fire Pit, Central Air

This is truly a once-in-a-lifetime opportunity to own a beautifully updated 1,759 sq. ft. bungalow situated on a massive pie-shaped lot in a quiet cul-de-sac. Offering the perfect combination of space, quality, and functionality, this exceptional property features a heated double attached garage as well as a coveted heated triple detached garage—ideal for car enthusiasts, hobbyists, or anyone needing additional workspace and storage. The fully fenced and professionally landscaped backyard still leaves plenty of room for kids and pets to play, making this an outstanding family home. Step inside and you'll immediately appreciate the soaring vaulted ceilings, gleaming hardwood floors, and the bright, open feel created by the abundance of large windows. The spacious living room is both inviting and elegant, highlighted by a stunning feature wall with a newer electric fireplace. The well-appointed kitchen is designed for everyday living and entertaining, complete with a large island, corner pantry, quartz countertops, and a garden door leading to the back deck overlooking the private backyard. The primary suite is generously sized to accommodate a king-size bedroom set and includes a walk-in closet along with a private 3-piece ensuite. Two additional spacious bedrooms, a 4-piece main bathroom, and a highly functional laundry/mudroom complete the main level. The fully developed basement provides an incredible amount of additional living space with a massive family/games room, two more generously sized bedrooms, a 3-piece bathroom, a dedicated gym, and an abundance of storage. Functioning underfloor heat ensures year-round comfort throughout the lower level. Conveniently located close to schools, parks, walking trails, and shopping, this impressive home offers the space, updates, and garage capacity that are rarely found together. If you've been

searching for the perfect family home with room for everyone—and everything—this remarkable property is one you won't want to miss.