



GRASSROOTS
REALTY GROUP

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**46 Bannerman Close
Red Deer, Alberta**

MLS # A2332332



\$975,000

Division:	Bower		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,653 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, See Remarks		

Heating:	In Floor, Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Crown Molding, High Ceilings, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, BI Dishwasher, BI Microwave Hood Fan, Washer, Dryer, Window Coverings, Electric Blinds, Full Size Bar Fridge, Security System, 2 Garage Door Openers, Central Air Conditioner, 10x20 Shed, Pergola, Underground Sprinklers, 2 Remotes.

This Executive Home on Prestigious Bannerman Close in Red Deer is an absolute Show Stopper!!!! From the Curb appeal as you drive up the Aggregate Circular Driveway, the stunning Stonework and front Pillars! As you enter this home you will be greeted by the Gorgeous bright Foyer with Soaring Ceilings, Massive Bright Windows with Electric Blinds. The Living room with Maple Hardwood Flooring and a Gorgeous Stone Fireplace ~ this is open to the Gourmet Kitchen / Dining with Stainless Appliances, Quartz Counter tops and Maple Cabinetry. There is a large, covered deck off the kitchen with a gas line for the BBQ and a gate which leads to the very private back yard with Patio and Pergola. Upstairs you will find the Primary Bedroom with Heated Tile flooring, Quartz Countertops, Beautiful Soaker Tub, and a Glass Rain Shower and a massive Walk-in closet! 2 more Bedrooms upstairs boast Walk in Closets and share a 5 piece bathroom. The Basement is designed for entertaining with a Huge Rec Room, A Beautiful Wet Bar, all with Maple Floors and Cabinetry and Underfloor Heat!!! So Many Extras with this home, including but not limited to: Central Air Conditioning, Underfloor Heat in Garage, Basement, and tiled Primary En-suite, 10x 20 Shed with overhead door, Lower Deck with Pergola, Circular Aggregate Driveway, Underground Sprinklers, and So Much More!!!