



GRASSROOTS
REALTY GROUP

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**15 Sorensen Close
Red Deer, Alberta**

MLS # A2332686



\$924,900

Division:	Sunnybrook South		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,945 sq.ft.	Age:	2010 (16 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Attached, Double Garage Deta		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating: High Efficiency, In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Other, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Features: Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: Fridge x2, stove x2, dishwasher x2, microwave x2, window coverings, washer x2, dryer x2, garage door opener x2 & 3 controls, tv wall mounts, central vac & attachments, wood shed, alarm system (no contract), entertainment stand/ cupboards in bonus room, Niles sound system & receiver, basement stair lift, water softener, custom cut Christmas lights.

A large two storey in desirable Southbrook with a legal suite and two garages! The curb appeal is accented by the covered front veranda with duradeck and aluminum railings. The front entryway greets you with soaring two storey ceilings and acacia hardwood flooring that runs through the open style main floor. Follow the french doors to the office that has a large window looking out to the front yard. Maple staggered ceiling height kitchen cabinets are accented by full tile backsplash, pot/pan drawers, black stainless steel appliances, an expansive island with a raised, rounded eating bar, granite countertops and a walkthrough butlers pantry. The eating area has a patio door with a phantom screen to the partially covered upper deck that features 2 gas outlets. The living room has a gas fireplace with a mantle and is flooded with natural light. There is a formal dining room. The back entryway has built in cubbies for your convenience. Follow the maple and wrought iron railings upstairs to the large bonus room. The oversized primary bedroom features a walk in closet and 5 piece ensuite with a custom glass/tile shower, double vanities a separate tub and a water closet. There are 3 additional bedrooms upstairs, a 4 piece bathroom and upper floor laundry with a folding counter, built-in cabinets and a hanging rack. The legal suite is wheelchair accessible. The living room adjoins the eating area and the kitchen that has maple cabinets, pot/pan drawers and room for an island. There are two more bedrooms, laundry, a 4 piece jack & jill bathroom with double sinks, a custom glass/tile shower and a linen closet. You'll enjoy the fully landscaped and fenced backyard that boasts a spiral staircase from the upper deck that leads to the large unistone lower level patio with a covered portion that has a gas line. There is a detached double car garage (24x24). 240 wiring on the

exterior of the detached garage for rv plug. A fantastic location within steps from a direct connection to the trails along Piper Creek in Bower/Kin Canyon.