



GRASSROOTS
REALTY GROUP

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**57 Archer Drive
Red Deer, Alberta**

MLS # A2333868



\$839,900

Division:	Anders South		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,419 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized, Tandem		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Lake, Landscaped, Private		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Pantry, Vinyl Windows		

Inclusions: FIRDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, A/C, WINDOW COVERINGS, POOL TABLE, SHED

FULLY DEVELOPED 4 BEDROOM + OFFICE, 4 BATHROOM 2 STOREY ~ WALKOUT BASEMENT ~ BACKING ONTO THE LAKE ~ Stucco and stone exterior complemented by mature landscaping offers eye caching curb appeal ~ Covered front entry leads to the grand foyer with high ceilings that open to the second floor above ~ Archway leads to the formal living room featuring a fireplace and large south facing windows that allow natural light to fill the space ~ The living room seamlessly flows into the dining room, perfect for hosting family gatherings and entertaining guests ~ The kitchen comes well equipped with an abundance of warm stained cabinets with large drawers and crown moulding, tons of granite counter space including an island with a raised eating bar, full tile backsplash, walk-in corner pantry, a window above the sink overlooking the backyard, and a cozy breakfast nook with large windows and garden door access to the deck ~ the deck spans the entire width of the home, has duradek finish, and glass railings for unobstructed views of the lake ~ The family room is a generous size, has large windows with views of the lake, and a cozy fireplace and features an archway and architectural pillars create subtle definition while keeping an open concept feel ~ Main floor office has a wall of built-in's and is conveniently located next to the 2 piece main floor bathroom ~ Mud room with main floor laundry hook up's is just off the garage ~ Open staircase overlooks the main floor below and leads to the upper level landing ~ French doors lead to the primary suite that offers plenty of space for a king size bed plus furniture, a large walk-in closet with built in organizers and a spa-like 5 piece ensuite with dual sinks, a jetted soaker tub and separate shower ~ 2 bedrooms located on the upper level share a 4 piece bathroom, one bedroom has a walk-in closet ~ The

fully finished walk-out basement with operational in-floor heat offers exceptional living space, featuring a spacious family room, large recreation area with room for both a seating area and games table, a fireplace with a stacked stone surround, a wall of floor-to-ceiling windows overlooking the backyard and lake, and a garden door leading to the covered patio ~ A fourth bedroom, four-piece bathroom, laundry area, and ample storage complete this level ~ Oversized garage has space for 3 vehicles or a workshop with one tandem stall ~ The backyard is beautifully landscaped with mature trees, shrubs and perennials, has a garden shed, plenty of yard space, and is fully fenced with access to the walking trail and green space that surround the lake ~ Located in Anders South, one of Red Deer's most sought-after neighbourhoods, this home enjoys a prime location surrounded by mature landscaping and established streetscapes, just minutes from the Collicutt Centre, multiple schools, and East Hill Centre for shopping, restaurants, and everyday amenities.