



GRASSROOTS
REALTY GROUP

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**715 700 Ramage Close
Red Deer, Alberta**

MLS # A2335873



\$749,900

Division:	Rosedale Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,404 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	8478.00 Acres		
Lot Feat:	Back Lane, Irregular Lot, Private		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, No Smoking Home, Walk-In Closet(s)		

Inclusions:	N/A
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Don't miss the chance to own this stunning two-story residence situated on a spacious lot in the peaceful Rosedale Meadows. The impressive curb appeal invites you in from the moment you step onto the charming front porch. As you enter, you are welcomed by a striking staircase that leads to the upper level. The main floor features a generous office space, convenient laundry facilities, a two-piece bathroom, and a practical walk-through pantry that opens up to the kitchen, which any chef would admire. The expansive open layout is ideal for hosting gatherings, seamlessly connecting the dining area to the roomy living room, complete with a cozy gas fireplace. Upstairs, you will find two generously sized bedrooms, a four-piece bathroom, and a remarkable primary suite that includes a second gas fireplace. This spacious retreat can easily accommodate a king-sized bed, along with additional space for a chaise lounge or even your Peloton. The suite also boasts a walk-in closet and a luxurious five-piece ensuite featuring a dual vanity, a jetted tub, and a separate shower. The basement is a true entertainer's paradise, featuring a vast recreation room equipped with a wet bar and plenty of space for a large TV, pool table, or other games. The stylish acid-wash concrete flooring and in-floor heating add to the appeal. Additionally, there is a fourth spacious bedroom, a full four-piece bathroom, and a sizable storage and utility area. For outdoor enthusiasts, this lovely property includes a massive covered rear deck that overlooks a remarkable backyard, complete with a fire pit area, lawn, trees, and a large aggregate concrete parking pad—perfect for your RV or for the kids' road hockey and basketball games. The property also offers stunning views of farmland to the east and immediate access to walking and biking trails. Recent updates include a new hot water

on-demand system and roof shingles replaced within the last four years. This home offers exceptional value considering its size and quality.