



GRASSROOTS
REALTY GROUP

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**3501 Spruce Drive
Red Deer, Alberta**

MLS # A2336223



\$568,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,301 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Sauna, Storage, Sump Pump(s), Vinyl Windows		

Inclusions:	NA
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One-of-a-Kind Mountview Gem. This spacious modern farmhouse inspired bungalow is situated on an impressive 71' x 130' lot in one of Mountview's special locations "Spruce Drive", backing onto a park and directly across from Kin Canyon and Red Deer's spectacular pathway system. Offering 4 bedrooms and 3 bathrooms, this wonderful home has been thoughtfully updated while maintaining its warm character and charm. The property offers incredible garage space with an attached heated 27' x 16' garage plus a detached heated double 30' x 20' garage with a drive thru 3rd garage door. Inside, you'll find gorgeous hardwood flooring, solid wood interior doors, granite countertops and GE Profile stainless steel appliances in the upgraded kitchen. The main floor features three very spacious bedrooms, including one with a convenient 2-piece ensuite, along with bright, fresh bathrooms. The fully developed basement provides a comfortable family room with fireplace, a sauna with an upgraded wet/dry heater, a 3-piece bathroom and additional space for the family. Outside, the beautifully landscaped yard has been designed to offer both function and privacy, creating a true sanctuary to enjoy. The concrete driveway provides plenty of room for RV or trailer parking or additional off street parking. Recent updates include interior and exterior paint, hot water tank in 2021, central A/C in 2023 with an additional 7-year warranty, extensive landscaping, shed and west fence in 2024, detached garage roof in 2026, plus updated windows and siding. A truly special Mountview property offering space, character, exceptional garage facilities and an unbeatable location close to parks, pathways and Kin Canyon.