



GRASSROOTS
REALTY GROUP

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**39 Warwick Drive
Red Deer, Alberta**

MLS # A2340007



\$750,000

Division:	West Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,371 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: infrared sauna, garage fridge/freezer, gemstone outdoor lights, outdoor gazebos

Set on one of Red Deer's most desirable streets, this home offers impressive scale and an extraordinary outlook over the river and golf course, with views stretching for miles from your bedroom window. Entering through an expansive tiled foyer, the main floor offers high vaulted ceilings, floor-to ceiling windows and refinished hardwood floors through the living room, dining room and family room. A bright, modern kitchen with stone countertops, an island, and an abundance of cabinetry leads to a stylish powder room, laundry, and back entrance to the wrap around deck. Upstairs you will find a tiled 4-piece bath and 3 large bedrooms, each more generously sized than the last. The two secondary bedrooms include double closets, while the primary suite is a true retreat. Exceptionally large and bright, it features a walk in closet over 15 feet long, an incredible L shaped ensuite with a tiled walk-in shower, and a balcony which overlooks the back yard. The backyard offers a combination of nature, sun, and privacy - enjoy landscaping, an exposed concrete patio for evenings by the fire and BBQ gas hook-ups as part of this lush outdoor living space. A deep basement offers generous recreational space, storage, and is currently set up for a fourth sleep space. There is a cold room and a recently remodelled 4 piece bathroom. The heated attached garage is flanked by an additional concrete pad giving space between neighbours. Over 2300 sq ft above grade, a generous riverside lot set in an unbeatable location, and many upgrades lovingly completed in recent years, 39 Warwick Drive is truly a home to be admired.