



GRASSROOTS
REALTY GROUP

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38 Ivany Close
Red Deer, Alberta

MLS # A2340014



\$569,900

Division:	Inglewood West		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,212 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, Jetted Tub		

Inclusions: Shed, TV wall mounts

Step inside this beautiful custom-built walkout bungalow and you'll immediately feel at home! Located on a quiet close in desirable southeast Red Deer, this property offers a functional layout that works for all stages of life. The covered front deck brings you into the bright and airy main floor that features vaulted ceilings, gorgeous hardwood flooring, and a front office or den. The open-concept living space flows into a well-equipped kitchen with plenty of counter space, a breakfast bar, tile flooring, dark wood cabinetry, and a walk-in pantry. The dining area leads directly to the west-facing deck with a gas line to the BBQ and pergola, making entertaining a pure joy. The spacious primary bedroom easily accommodates a king-sized bed and features a walk-in closet and luxurious 4-piece ensuite with a jetted tub. A 2-piece bathroom and main-floor laundry in the mud room complete the level, with direct access to the double attached garage with in-floor heat. Downstairs, the walkout basement offers even more living and entertaining space with a large rec room, wet bar, gas fireplace, and zoned in-floor heat to keep you cozy year-round. Two generously sized bedrooms—one currently used as a home gym—a 4-piece bathroom, and plenty of storage complete the lower level. Outside, enjoy the stamped concrete patio, low-maintenance backyard, and RV parking with back alley access. The alley was also recently redone by the City. Additional updates and features include A/C added in 2020, shingles replaced in 2018, and central vac with a convenient kitchen kick plate. Located close to schools, shopping, and everyday amenities, this beautiful bungalow checks all the boxes. Come see it before it's gone!