



GRASSROOTS
REALTY GROUP

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**35 Cowan Close
Red Deer, Alberta**

MLS # A2340958



\$368,500

Division:	Clearview Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,134 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan		

Inclusions: N/A

WELCOME to this Cute and inviting fully developed bungalow tucked away on a close, surrounded by mature trees and featuring a fully landscaped yard and detached double garage! The main floor offers a sunken living room highlighted by a wood-burning fireplace with stone facing and a wood mantel. The kitchen features a bright dinette area with a bay window, along with a separate dining area. There are three bedrooms on the main floor, including a 3-piece ensuite, plus a 4-piece main bathroom. For added convenience, a stacked washer and dryer is located in one of the bedrooms. The fully developed basement provides plenty of additional living space with a kitchenette complete with fridge, stove, dishwasher and microwave, a good-sized bedroom, spacious family/flex room, and a combined laundry, mechanical and storage room with an additional washer and dryer. With its mature setting, functional layout and flexible living spaces on both levels, this bungalow offers plenty of possibilities for its next owner.