



GRASSROOTS
REALTY GROUP

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7 Oslo Close Red Deer, Alberta

MLS # A2341345



\$599,000

Division:	Oriole Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,951 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.43 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Lar		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Stand up Freezer, Entrway Console, 2 Backyard Chairs, Lower Deck Furniture, Garage Cupboards and Workbench, All Window Coverings, BBQ

Lovingly cared for by the same owners for 35 years! This split level home sits situated on a hill giving you unobstructed views of the city & backs onto 20+ acres of green belt that offers a paved walking path. You will instantly feel your shoulders relax the moment you walk up the winding concrete path to the front door, because this entire property exudes pride of ownership. Mature trees, beautifully landscaped, wrapped front pillars are just a few features that showcase the front of this home. Off the front entry there is a room that is currently set up with a tv, but would work wonderfully as a home office, study, or kids play area. The sunken front living room is very inviting, with a wood burning fireplace (that has gas assist) and a big window, allowing for tons of natural light. Stepping up into the 'piano room' with another big window, gives you a glimpse into just how special this view is. The kitchen is very functional with cabinets that extend to the ceiling, gas stove, window sink, bread box, built in microwave, phone nook, & a dining area. You have patio access to the two-tiered cedar deck, where the upper one offers a shaded area under a pergola wrapped in beautiful vines that were transplanted from a property built in the 1920's! Back inside, there is a formal dining area with another big window, overlooking the meticulous yard & view. There is a guest bedroom, main floor laundry next to the garage man door entry, 2PC bathroom, and another access door to outside that complete this level. Upstairs has 3 generous sized bedrooms, with the primary offering a 3PC bath. Heading downstairs, the open area could be made into a cozy tv room, gym, play area, or office. There is an abundance of storage that includes two separate areas; one with regular storage plus a 96 bottle wine rack & a cold cellar and the other combined with the utility room. The garage is heated, has epoxy flooring,

storage, workbench, & a man door to access the yard. Now, let's talk about this yard! Walking out here, you are instantly taken to a place filled with so much serenity. The owners have created magic out here; from the brick patio with built-in firepit, to the 2500 square foot garden - this place is the destination. Enjoy sweeping views & wildlife from every inch. There are various trees and shrubs that were mindfully planted throughout that include; apples, raspberries, roses, plums, rhubarb, haskaps, hedges, and many perennials. The property is set up to capture over 1000 litres of rain water, with underground water lines to water the garden with ease. There is a gate to access the walking path, which will take you directly to Bower Ponds/Great Chief Park which hooks up to the city's entire trail system. There is a "secret" swing tucked into the trees; something that is truly out of a storybook! Large shed also comes with the property. Every inch of this home has seen an update/upgrade by the owners in the time they've lived here!