



GRASSROOTS
REALTY GROUP

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**25 Grove Close
Red Deer, Alberta**

MLS # A2342851



\$699,900

Division:	Garden Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,836 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Irregular Lot, Landscaped, Lawn		

Heating:	In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Shed, Window Coverings, Garage Door Controllers		

If you're looking for something beyond the typical modified bi-level, this Garden Heights home stands out with a unique, open design that will impress friends and relatives the moment they walk in. The oversized front entrance is far larger than you would expect, opening into a dramatic main living area with soaring ceilings and a floor-to-ceiling stone fireplace. What really sets the floor plan apart is the upper level. The primary bedroom opens through French doors into a spacious family room, office, or flex space overlooking the main floor. From here, you can look across the soaring fireplace and all the way down to the front entrance, creating an incredible sense of openness and connection between the different levels of the home. Located in Garden Heights, one of Red Deer's most desirable neighbourhoods, the home sits on a large pie-shaped lot surrounded by mature trees and walking trails, while still being just steps from Clearview Market Square. The fully finished home offers 5 bedrooms and 3 bathrooms over three thoughtfully designed levels. The main floor features hardwood floors, central air conditioning, and a beautiful kitchen with granite countertops, a large island, stainless steel appliances, and a corner pantry. The upper-level primary suite includes a huge walk-in closet and luxurious ensuite with double sinks, a tiled shower, and a jetted tub. The recently finished basement adds two bedrooms, a full bathroom, a large family room, 9' ceilings, vinyl plank flooring, and in-floor heat. Outside, enjoy the private backyard with underground sprinklers, upgraded vinyl fencing, a gas BBQ hookup, and a storage shed. • Central A/C (2021) • Hot water tank (2026) • Water softener (2024) • Reverse osmosis water system • In-floor heat in basement and garage • Hot & cold water taps in garage and backyard • Finished heated

garage with 10' doors, 10'6" ceilings, floor drains, and automatic security rail locks A rare opportunity for buyers who want the space of a large family home with a floor plan that feels anything but cookie-cutter.