



GRASSROOTS
REALTY GROUP

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**30 Kirkland Close
Red Deer, Alberta**

MLS # A2342857



\$429,900

Division:	Kentwood West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,120 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Street Lightin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: NA

WELCOME to this meticulously cared for bi-level home located in Kentwood. This home features tall ceilings, natural light, real hardwood floors and freshly repainted main floor. Enjoy the open-concept living with a spacious living room that flows into the dining room and kitchen. The sit-up island is the perfect place to entertain your guests as you cook in your well laid out kitchen that has plenty of cabinets & counter space. Down the hall are three bedrooms including the master bedroom with a large walk-in closet and a cheater door to the bathroom. Enjoy large basement windows, in-floor heat, an open concept family room/games room, bedroom, den/crafts room and a bathroom, both of which were finished in 2010. You will LOVE this backyard! Enjoy your two-tiered deck (built in 2016), that has extra deep stairs leading down to your ground-level deck. To finished off this amazing home you will find an extra large HEATED dream garage that has tall ceilings, floor drain and an 8' DOUBLE GARAGE DOOR. 2 newer hot water tanks and mostly all newer appliances.