



GRASSROOTS
REALTY GROUP

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**22 Atter Close
Red Deer, Alberta**

MLS # A2344956



\$889,900

Division:	Anders Park East		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,233 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Few Trees, Gazebo		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	3 mirrors & TV in the gym, mirrors on shiplap wall, garage cabinets		

Victoria Park in beautiful Anders! Nestled in one of Red Deer's most desirable southeast neighbourhoods, this beautifully maintained home offers an exceptional combination of spacious living, thoughtful design, and impressive indoor and outdoor spaces ~ Step inside to a bright, open-concept main floor where the warmth of a wood-burning fireplace creates an inviting focal point in the living room, while the beautifully appointed kitchen provides the perfect setting for everyday living and entertaining. The front office is filled with natural light from large windows overlooking the charming covered front porch, creating a lovely space to work or simply enjoy a quiet moment. Hunter Douglas blinds throughout the home add a polished finishing touch ~ An incredible sense of style continues upstairs, where a striking 13-foot shiplap feature wall adds character to the stairwell. Newer carpeting and fresh paint throughout complement the home's warm and welcoming feel. The expansive primary suite easily accommodates king-sized furniture and takes full advantage of beautiful western views, while generous walk-in closets provide excellent storage. A private lounge within the primary suite, complete with its own electric fireplace, offers a wonderful retreat at the end of the day. Two additional oversized bedrooms provide plenty of space for growing children, from the toddler years through the teenage years ~ Downstairs, in-floor heating adds comfort to the generous basement, which includes a spacious family room ideal for movie nights, an additional bedroom with a walk-in closet, and a large dedicated gym! ~ Outdoor living is truly exceptional, with an impressive 37' x 16' deck spanning the entire backside of the home, creating an expansive space for relaxing and entertaining. A north privacy wall, gas line for the BBQ, 4 year old salt water hot tub (negotiable),

gazebo, raised garden beds, private firepit area, and Roman paver pathways make the backyard both beautiful and functional. Utility trailer parking and two storage sheds add practicality, while the generous yard still provides plenty of room for games, gatherings, and enjoying the outdoors. Completing the property is a heated triple garage with a tandem workshop area and a lofted 5' x 14' storage space, offering excellent room for hobbies, projects, and additional storage. Recent improvements include a new furnace and central air conditioning in 2024, reverse osmosis system and water softener in 2025, a new washer and dryer, and fresh paint throughout. With the Collicutt Centre within easy walking distance and schools, shopping, parks, and playgrounds close by, this exceptional Anders location offers both convenience and a wonderful sense of community. Warm, spacious, and beautifully cared for, this is a home designed for comfortable family living and making lasting memories. Some photos are virtually staged.