



**GRASSROOTS**  
REALTY GROUP

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**48 Innes Close  
Red Deer, Alberta**

**MLS # A2348580**



**\$734,900**

|                  |                                                                              |               |                   |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Ironstone                                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                                            |               |                   |
| <b>Style:</b>    | 2 Storey                                                                     |               |                   |
| <b>Size:</b>     | 2,285 sq.ft.                                                                 | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 4                                                                            | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Door Opener, Heated Garage          |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                                                                    |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping |               |                   |

|                    |                                                                                                                                                                     |                   |     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | In Floor, Forced Air                                                                                                                                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                     | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                                            | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                     | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar |                   |     |

**Inclusions:** Fridge, stove, dishwasher-built in, microwave, washer, dryer, window coverings, garage door opener & 2 remotes, built in vac & attachments, garage heater, grey cabinets & bench in garage, tv mount only in garage, bar fridge in wet bar, tv mount & tv in pool room, pool table with tennis table top & accessories, a/c unit, shed

Family sized 2 storey at the end of a quiet key-hole close! A thoughtful design awaits with 4 bedrooms, a bonus room and walk-out basement with great entertainment area! Elegant front entry with mosaic tile and sky-high ceilings and beautiful hardwood leading to living space at rear of home. There is a designated front office with transom windows and lots of natural light and windows galore to enjoy the view of the park-from the sunken living room. A 3 sided fireplace will keep things cozy in a spacious dining area with garden doors to the deck. A functional kitchen with granite countertops has space for additional seating, numerous cupboards and a corner pantry. The Handy bootroom from garage offers lots of space for hockey bags and rec equipment and the double car garage is heated with a floor drain, hot & cold taps, cabinets/lockers/workbench that are included and lots of storage space. The 2nd level has a fantastic Bonus Room, great for a playroom or for gathering around the big screen tv. Separate laundry room on upper level has full sized washer & dryer and shelving for storage. There are 2 great sized bedrooms and a 4 piece bathroom with large vanity. Double doors lead to the Primary bedroom, with pocket door to ensuite, tower storage on the vanity, soaker tub, oversized tiled shower and a walk in closet with a window! Basement is made for entertaining with a wet bar and games room area, separate media room and Infloor Heat! The ceilings are 9' and the Walk-Out design welcomes tons of natural light. There is a spacious bedroom and another 4 piece bathroom on this level as well. The outdoor living space is where it's at, with composite decking on the upper level, where you can bbq and enjoy the view or escape to the lower level patio for shade and tranquility. There is gas for the bbq, huge a/c unit for hot summers and wiring in place for a

hot tub on the patio. Recent upgrades include: On demand hot water (2022); Furnace (2024); Roof (2023); Induction oven (2024); washer & dryer (2021); Carpet on main floor (2024). Fiber Optics have been installed and there is a shed for additional storage. Backing on to Ironstone Park not only offers the bonus of a green space (no neighbours behind) but also Tennis Courts, ODR, playground and park, all just outside your back gate! There is an elementary school down the road, shopping and restaurants close by and access to biking and walking trails within minutes. Lots of Value in this home built for a family in a family oriented community.