



**GRASSROOTS**  
REALTY GROUP

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**124 Lamont Close  
Red Deer, Alberta**

**MLS # A2349515**

**\$499,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lancaster Meadows                                                        |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | Bungalow                                                                 |               |                   |
| <b>Size:</b>     | 1,295 sq.ft.                                                             | <b>Age:</b>   | 1998 (28 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Alley Access, Concrete Driveway, Double Garage Attached, Garage Faces Fr |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, No Back Lane, No Neighbours Behind, Rectangular   |               |                   |

|                    |                                                   |                   |                                              |
|--------------------|---------------------------------------------------|-------------------|----------------------------------------------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas                 | <b>Water:</b>     | Public                                       |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank               | <b>Sewer:</b>     | Public Sewer                                 |
| <b>Roof:</b>       | Asphalt Shingle                                   | <b>Condo Fee:</b> | -                                            |
| <b>Basement:</b>   | Full                                              | <b>LLD:</b>       | -                                            |
| <b>Exterior:</b>   | Vinyl Siding                                      | <b>Zoning:</b>    | R-L                                          |
| <b>Foundation:</b> | Poured Concrete                                   | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected |
| <b>Features:</b>   | Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |                   |                                              |

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, GARBURATOR, WASHER, DRYER, BLINDS, SHED, ATTACHED SHELVING IN GARAGE, POOL TABLE, WATER SOFTENER

FULLY DEVELOPED ~ 4 BEDROOM, 3 BATHROOM BUNGALOW ~ HEATED DOUBLE ATTACHED GARAGE ~ Front veranda welcomes you and leads to a sun-filled foyer ~ Vaulted ceilings throughout the main living space ~ The living room features large bay windows that fill the space with natural light, and is centred by a cozy fireplace with a lighted niche above ~ The kitchen offers a functional layout with plenty of warm stained oak cabinets, ample stone counter space, full tile backsplash, stainless steel appliances and a counter height eating bar ~ The spacious dining room is open to the kitchen, has large bay windows that overlook the backyard and garden door access to the deck ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a walk-in closet and a 3 piece ensuite ~ 2 additional main floor bedrooms are both a generous size with ample closet space ~ 4 piece main bathroom and laundry in it's own room complete the main level ~ The fully finished basement with in floor heat has tons of additional living space ~ A large L-shaped family room has plenty of space for a sitting area and games tables ~ Versatile flex space is currently being used as a home gym ~ 4th bedroom is located next to a 4 piece bathroom ~ The backyard is fully fenced and backs onto a walking trail, has a garden shed for storage, a spacious deck and lower patio, and tons of yard space ~ Excellent location, close to multiple schools, parks, playgrounds, and shopping, steps to the Collicut Centre.