



GRASSROOTS
REALTY GROUP

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6 Wiltshire Place
Red Deer, Alberta

MLS # A2349706



\$767,000

Division:	West Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,893 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Reverse Pie Shaped Lot, S		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Hood fan, Dishwasher, Microwave, Window Coverings, Alarm system (no contract), Garage door Opener & 2 Controls, Hot tub, Tv wall Mount x 2, Workbench and Cabinet storage in Garage, Water Softener, Washer & Dryer, Air Conditioner

Welcome to 6 Wiltshire Place, a beautifully renovated home tucked into a quiet close in sought-after West Park Estates. With 1,897 sq. ft. above grade, five bedrooms, three and a half bathrooms and a fully finished basement, this home offers the space you want and the updates you hoped to find—all in a mature neighbourhood where listings rarely come along. From the bright front living room to the inviting sunken family room with its gas fireplace, every space feels ready to enjoy. At the heart of the home is a chef's kitchen with two-tone cabinetry, granite countertops, a generous eating bar, gas stove, stainless steel appliances, full-height tile backsplash and thoughtful storage, including a corner pantry, pot and pan drawers and pull-out cabinets. The dining area opens to the huge 2 tiered back deck, making it easy to carry gatherings outdoors. Main-floor laundry, a mudroom and a convenient half bath complete the level. Upstairs, the spacious primary suite offers an amazing custom-organized walk-in closet that you just don't see ever, and a striking ensuite with a jetted tub, double-faucet vanity and separate steam shower finished in Italian marble. A second bedroom and full bathroom complete the upper floor. Downstairs are three more bedrooms and a five-piece bathroom with double sinks, giving everyone room to spread out. The large pie-shaped lot is made for privacy and enjoyment, with a two-tier deck, large RV parking, established landscaping and underground irrigation in both the front and back yards. New front-yard perennials add to the curb appeal, while the heated attached garage is a welcome feature through Alberta winters. Renovated extensively in 2019 and thoughtfully improved since, the home now additional updates in the last 12 months which include fresh paint throughout, new lighting, baseboards, dishwasher, washer and dryer, along with

newer shingles, hot water on demand, central air conditioning, an air purification system and a water softener. Just steps from the trail system and the Red Deer River, 6 Wiltshire Place delivers a rare combination of modern comfort, generous living space and a location you'll love coming home to.