



GRASSROOTS
REALTY GROUP

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26, 32 Dowler Street
Red Deer, Alberta

MLS # A2352597

\$539,000

Division:	Devonshire		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,265 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 602
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s)		
Inclusions:	N/A		

Visit REALTOR® website for additional information. Perfect location if you value privacy. Detached bungalow on large corner lot backing onto mature forested reserve (w paved walking path) in small, gated, bareland CONDO community (AGE 55+). This loved & gently lived-in exec home pleases w elegance, upgrades & functional floor plan. Large windows provide abundant natural light & nature views on main level which is enhanced by 9-ft walls. Vaulted ceiling above LR-dining area delights w its decorative border & feature designs. Beautifully detailed custom, corner gas FP exudes ambience. Kitchen offers plenty of cabinets along w walk-in corner pantry (wood shelves). Upgraded, custom antique-white (cream) cabs throughout kitchen & dining (all feature convenient, roll-out bottom shelves for max use of space) as well as all bathrooms. 7-ft island w electric outlets on both ends, provides generous workspace & sits 4 adults. Elegant, full-tile backsplash, updated Sil-granite, mushroom-color sink w high faucet. Updated appliances: induction cooktop stove, Fr door fridge w water dispenser & ice maker, micro/hood fan & quiet DW w its own water softener. Under-counter RO system. Secure, atrium doors access deck secluded from view of other residents. Spacious mstr would easily accommodate a king-size bed & large furniture, offers walk-in closet & 4-pce ensuite w transom window. A 2nd main floor bedroom also suitable as an office/tv rm/den. Enjoy convenient main floor laundry (behind doors in 3-pce bathroom). German made Meile washer & dryer plus acrylic laundry/utility sink w both upper & lower cabs. Fully-skirted toilets. Closets w wood shelves. Custom window coverings throughout. Straight staircase near front entry promotes ease in moving large items to & from basement. Main level flows into basement where its finishings are mirrored in an

expansive family rm w corner gas FP, spacious 3rd bedroom, 4-pce bath w 6-ft vanity & hobby rm/office or small bedroom for visiting, young grandkids. Basement boasts 7ft, 9 in walls, stippled ceilings & larger windows offering much natural light. Home designed w lots of storage space. Other amenities include: 2-stage central air conditioner, water softener, bypass furnace humidifier & central vac w carpet power bar. Large, unfinished mechanical/storage room. Attached double garage also offers generous side-space & heavy-duty, high shelves. Excellent location in east Deer Park Estates within minutes of: numerous, varied health & wellness services, golf courses, pickleball courts, cross-country & downhill skiing, Collicutt & other rec/fitness centres, restaurants, coffee-shops, pubs, grocery & other shopping. City transit only steps from gate entrance.