

## 6 Atter Close Red Deer, Alberta

MLS # A2154012



# \$779,000

<b>Division:</b>	Anders Park East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,898 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage,		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Brush, Creek/River/Stream/Pond, Cul-De-Sac, Many T		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Marble, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Chandelier, Jetted Tub, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, mechanical microwave built in, gas stove, dishwasher, washer and dryer, candy bar/fridge, plasma TV and swivel mount in upstairs bedroom, TV and mount in atrium and primary bedroom, hot tub, 2 sheds, garage door open and remote.

Welcome to this high-end and elegant home situated in a quiet Close in the sought after Victoria Park. This location is a must see if you are looking to raise a family in one of Red Deer's safest and most desirable neighborhoods. This stunning home offers ample room for a growing family, and a serene backyard to relax or entertain. The main floor features an office, dining room, laundry room, and warm hardwood floors throughout. Beautiful details set this recently renovated kitchen apart. Loaded with functional extras and impressive custom cabinetry. Stunning Quartz countertops, stainless appliances, microwave drawer, hopper style range hood, 2 hidden pull-out spice racks, and a breakfast bar are just some of the features this kitchen has to offer. The kitchen is open to the expansive glass wall and ceiling of the unique conservatory offering panoramic views of the beautifully landscaped backyard. Soak up the sunlight, stare at the stars, or cozy up to the gas fireplace while watching your favorite show on the large TV with integrated speakers. The primary bedroom on the main floor includes a walk-in closet, an ensuite with tiled shower and clawfoot tub, and has direct access to the covered deck and hot tub. The staircase leads to a large loft overlooking the conservatory, and is lit with two exquisite crystal chandeliers, and finished with elegant wainscotting. Upstairs you will also find a full bath with jet tub, 3 bedrooms, with vaulted ceilings, and one with a play nook. The largest bedroom is like a primary bedroom, with window seat, 3 pc ensuite bathroom and its own side entrance. From toddler to teenager this house has you covered. If that isn't enough, the basement offers an additional bedroom, a 4-pc bathroom, workout room, and a massive storage space. The spacious family room has a theatre room set up, complete with a candy bar and fridge for those

family movie nights. (curtain, projector, & screen not included) Certain to capture Dad's attention is the perfect man cave heated dbl garage with overhead storage, large cabinets, countertop, shatterproof glass windows, and his very own closet. Who needs to go camping when you can enjoy your own private backyard oasis, featuring a running stream, pond with waterfall, and surrounded by trees. Lie back, enjoy the sun on the expansive deck, equipped with gas hook ups, lighting and stone finishes. Or enjoy the snow-covered scenery while soaking in the hot tub. There are even outdoor curtains to block off those colder winter winds. The home also boasts cedar shakes, vinyl fencing, and 2 storage sheds. High efficiency furnace, 75-gallon hot water tank, and an alarm system with 5 cameras, which can be transferred or paid out. This superb Southeast location is within easy walking distance to the Collicut Centre, and close to top-rated schools, shopping, and playgrounds. This pristinely cared for, and well-loved home is looking forward to welcoming a new family to make new memories and enjoy all that it has to offer.