

29 Shaw Close
Red Deer, Alberta

MLS # A2246587



\$419,900

Division:	Sunnybrook South		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,530 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Off Street, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Interior Lot, Low Maintenance Landscape, No Neighbours Behind		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Surround sound, projector and screen. Electric fireplace, tv mount, DVD shelves

Upscale duplex in popular Sunnybrook South, NO CONDO FEES! These were beautifully built by SORENTO CUSTOM HOMES, one of Red Deer's finest builders. Step inside off the covered front porch to the grand feel of this home with it's TALL CEILINGS, grand staircase lined with IRON SPINDLE railing and a view straight through to the back of the home. TILE and HARDWOOD are laid throughout the main floor and lead you into the OPEN CONCEPT kitchen/living room. The cabinets are a rich wood complimented by sleek black appliances, and the countertops provide a ton of prep space and extra seating. An abundance of windows throughout this space provide a ton of NATURAL LIGHT, and the GAS FIREPLACE gives that warm feel to the home. The stacked laundry and 2 piece bath are also located on the main floor. The upstairs offers a unique layout with TWO MASSIVE PRIMARY BEDROOMS, each with their own WALK IN CLOSETS, AND ENSUITES plus additional closet storage. Downstairs is FULLY FINISHED with another full bathroom, a large family room (that could be converted to a THIRD BEDROOM) and full WET BAR! The projector and components will stay with the home. This is a perfect basement layout to have a roommate who could have their own mini kitchen set up or keep it as a theatre room. Outside is a fully fenced yard, storage under the deck and no neighbors behind! Other updates include newer washer and dryer, AIR CONDITIONING, IN FLOOR HEATING, and custom interior lighting that offers a rainbow of colors to set and choose from. This home is VERY CLEAN, has been meticulously looked after and is located in a perfect spot, close to all the amenities South Red Deer has to offer!