

**69 Grove Close
Red Deer, Alberta****MLS # A2138000****\$849,900**

Division:	Garden Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,815 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	4
Garage:	Aggregate, Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape		

Heating: High Efficiency, Forced Air, Natural Gas**Water:** -**Floors:** Hardwood**Sewer:** -**Roof:** Shingle**Condo Fee:** -**Basement:** Full, Partially Finished**LLD:** -**Exterior:** Stone, Stucco, Wood Frame**Zoning:** R1**Foundation:** Poured Concrete**Utilities:** -**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)**Inclusions:** -fridge -stove -built-in microwave -hood fan -china cabinet(in kitchen) -stand up freezer -washer -dryer -ceiling fan(s) -all binds & window coverings -garage door opener(s) -garage door control(s) -central air conditioner -soft water system -reverse osmosis system -central vacuum + attachments

Nestled within the serene community of Garden Heights, this exceptional custom-built two-storey home seamlessly combines luxury and functionality. The meticulously designed exterior features custom metal accents, an extended aggregate driveway, vinyl fencing, and low-maintenance landscaping, enhancing the home's already impressive curb appeal. Step inside the grand entrance adorned with double glass doors, the main floor boasts high ceilings and elegant bamboo hardwood flooring, showcasing superior craftsmanship and meticulous attention to detail. Abundant natural light fills the home through numerous large windows, creating a warm and inviting atmosphere. The gourmet kitchen is a chef's dream, featuring a double pantry, custom cabinets with crystal door knobs, exotic granite countertops, and high-end appliances. Open to the dining area and living room, this space is perfect for entertaining guests or relaxing with family. The living room features a custom fireplace with stainless steel accents and lovely cherrywood finishes. A 2-piece guest bathroom and a large mudroom with custom lockers complete the main floor. A versatile office/den on the main floor offers ample space for work, relaxation, or even a cozy reading nook. Large windows showcase captivating views, making it a delightful space to enjoy. Transition seamlessly to the covered deck from the dining room, complete with a fan and skylights, ideal for enjoying those summer days. The west-facing yard also includes a charming lower-level patio area. The upper level offers a versatile bonus room and/or 4th bedroom with a spacious closet, 3-piece bathroom, plumbing for a wet bar, and a beautiful covered east-facing patio, perfect for enjoying morning coffee. A focal point of the home is the open tread staircase. The primary suite impresses with high ceilings, a luxurious 'spa-like' ensuite

with exquisite tile work, jetted tub and a large walk-in closet. Additionally the upper level boasts a den area, two spacious bedrooms, a full bathroom, and convenient upstairs laundry. This home is equipped with numerous upgrades, including high-efficiency central forced air heating with 3-zone control, hydronic heating in the lower level slab, central air conditioning, reverse osmosis, water softener, and a barrier-free main floor design. The heated garage caters to car enthusiasts, featuring hot and cold running water, floor drain, ample cabinet/counter storage, and natural light. Conveniently located within walking distance to Clearview Market, Timberlands Plaza, schools, and amenities, Garden Heights offers a vibrant community lifestyle. Residents can enjoy nearby scenic walking trails, parks, and playgrounds, making this one of the most sought-after neighbourhoods in Red Deer.