

**52 Windermere Close  
Red Deer, Alberta**
**MLS # A2205418**

**\$569,900**

<b>Division:</b>	Westlake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,549 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Hot Tub		

Situated a short walking distance to Red Deer's best walking trails along the river, Heritage Ranch, Red Deer Polytechnic, and with quick highway access, this stunning 1549 sq ft 2 storey is better than new! Stepping inside you'll love the open concept floor plan that is perfect for entertaining, central A/C, low maintenance vinyl plank flooring, and clean modern finishes throughout. The bright and open kitchen features modern gray cabinetry, stainless steel appliances, an oversized island with eating bar, and a massive pantry. A large dining room has space for a hutch, and a garden door off the kitchen provides access to the deck and large backyard, which backs onto a greenbelt - so no neighbours behind you! A convenient 2 pce powder room finishes off the main floor. Upstairs there are two nicely sized kids bedrooms that share a 4 pce bathroom, and a spacious master suite with a private 3 pce ensuite and walk-in closet. Second floor laundry is conveniently located near the bedrooms. Heading down to the fully finished basement is a large rec room, perfect for family movie nights or as a games room. Located off the rec room is a nicely sized fourth bedroom and a 4 pce bathroom. In-floor heat has been roughed-in for future use, and utility bills will stay low thanks to high efficient furnace, hot water tank, and an HRV system. Alberta New Home Warranty is valid until March 30th, 2032. This like new home is turn key and ready to move in, all packaged in an amazing neighbourhood!