

## 7 Woodrow Close Red Deer, Alberta

**MLS # A2244940**



**\$599,000**

<b>Division:</b>	Westlake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,307 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, Underground Sprinklers		

<b>Heating:</b>	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	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>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Kitchen Island, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	U.G. sprinkler system and hardware		

~Beautifully upgraded and decorated Bi-Level in WESTLAKE!! Woodrow close is a tucked away gem, quiet, and nicely connected to the walking trails, it's an easy walk to Heritage Range and the Red Deer river and a short drive to downtown and the Red Deer hospital! ~5 Beds, 3 Baths, located on a family friendly CLOSE, steps away from WALKING TRAILS! This fully finished home features over 2200 sq ft of finished space, Quartz counter tops, upgraded light fixtures, newer cabinet hardware, tile flooring plus updated carpet & blinds. The main and en-suite bath have been recently updated with subway tile, quartz counter tops with under mount sinks, tiled flooring plus a TOTO Neorest smart toilet in the ensuite! Walk into the main floor living room with Acacia hardwood, large and bright front window, and impressive feature gas fireplace. A few steps to the upper level is home to a large and bright kitchen with ample counter and cabinet space, tiled flooring. and center island with breakfast bar. The spacious dining area will accommodate the entire extended family. There are 3 beds and 2 baths on the upper level, including the spacious rear master with a lovely 4pc en-suite and walk-in closet. The basement is fully finished with in-floor heat, 2 large bedrooms (one is huge and could also make a great media/exercise room) and a large family room. There is also a large storage area - perfect for seasonal items! The windows are large and bright, allowing loads of natural light, and this fine home also features new roof shingles with metal valleys (2023), BRAND NEW high efficiency FURNACE, new H/W tank for the infloor heating, and newer (2022) tank for the domestic supply, central A/C, reverse osmosis and water softener a lovely covered rear deck with a separate hot tub breaker and wire below, and a large yard with UNDER GROUND SPRINKLER SYSTEM

(2023), plus a new Classic Barns Shed, all enclosed with vinyl fencing. This fine home is made complete with a heated attached double garage with EPOXY flooring (2022), space to park your RV and fabulous neighbours!