

**49 Leung Close
Red Deer, Alberta**

MLS # A2255598



\$625,000

Division:	Lancaster Green		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,453 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, AC, GARAGE DOOR OPENER & CONTROL, SHED.		

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED WALKOUT BUNGALOW ~ BACKING ONTO A TREED PARK & WALKING TRAIL ~ 24' X 24' HEATED GARAGE ~ CENTRAL AIR CONDITIONING ~ Mature landscaping in the front yard is complemented by a stucco and stone exterior, offering eye catching curb appeal ~ A spacious foyer with tile flooring, a coat closet with mirrored doors and a lighted niche welcome you ~ Open concept main floor layout is complemented by high ceilings and hardwood flooring ~ The kitchen offers a functional layout with plenty of light stained cabinets with crown moulding and extra large storage drawers, endless granite countertops including an island with a raised eating bar, full tile backsplash, undermount sink with a window above, stainless steel appliances and a walk in corner pantry ~ The dining space is surrounded by large windows and can accommodate large gatherings with ease ~ Garden door access off the dining room leads to the sunny west facing deck with glass and aluminum railings for unobstructed park views, Duradek finish, BBQ gas line, and stairs to the yard ~ The living room has more large windows offering natural light, tray ceilings, built in shelving and a cozy gas fireplace ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a huge walk in closet with built in shelving and a spa like ensuite featuring a jetted tub, separate shower, and oversized vanity ~ Second main floor bedroom is also a generous size with vaulted ceilings, large windows, ample closet space and would make a great home office or guest room ~ Conveniently located main floor laundry ~ 2 piece main floor bathroom ~ The fully finished walkout basement has large above grade windows, high ceilings, and roughed in underfloor heating ~ Massive L-shaped family

room offers tons of space for a games table and sitting area and features a cozy gas fireplace with a tile surround, a wet bar, and garden door access to the lower covered deck and backyard ~ Three basement bedrooms offer plenty of space and ample closet space, including one bedroom with a huge walk in closet ~ Well appointed 4 piece bathroom featuring an oversized vanity ~ Heated 24' x 24' double attached garage is insulated and finished with drywall ~ The beautiful backyard is landscaped with well established trees, shrubs and perennials, has an irrigation system with a timer, calming pond with a waterfall, a garden shed for storage, and is fully fenced with direct access to the treed park and green space ~ Excellent location in a quiet cul-de-sac, walking distance to schools (all grades and divisions), excellent shopping plazas with all amenities, Collicut Rec Centre, plus numerous walking trails, parks and playgrounds all close by ~ Immediate possession and move in ready!