

**44, 173 Austin Drive
Red Deer, Alberta**

MLS # A2256328



\$635,000

Division:	Anders South		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,527 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Interior Lot, Landscaped, Lawn, Level, Paved, Recta		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	none		

Executive adult living in a beautiful gated community in south Red Deer. You'll feel at home the moment you walk in the door of this 1500 sq ft bungalow. Open concept floorplan. Striking living room with towering ceilings, gas fireplace & hardwood floors. Large kitchen with tons of prep space, corner pantry & granite countertops. Dining area is perfect to host family & friends. Good size master bedroom with loads of windows, walk in closet & 4pc ensuite. Main floor den is perfect for home office or music room. **MAIN FLOOR LAUNDRY!** Basement is **FULLY FINISHED** with 2 large bedrooms, 2 bathrooms, huge rec room & wet bar. Double attached insulated garage keeps the car warm year round! Features include IN-FLOOR heat, Central A/C, underground sprinkler, and more!. Well managed complex with great sense of community! Easy access to shopping, transit & great trails too!