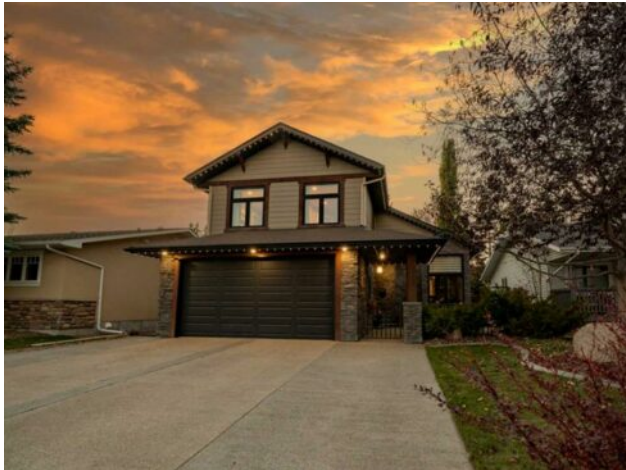


3520 44A Avenue
Red Deer, Alberta

MLS # A2266012



\$765,000

Division:	Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,789 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Solar Tube(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Fridge, stove, dishwasher, microwave, window coverings, A/C, Washer, dryer, central vac & attachments, garage door remote, shed.		

Immaculate 1 1/2 storey in the sought-after Mountview area. Close to schools and the Waskasoo recreation & trail system. This home offers luxury modern amenities and privacy. Fully developed with a gorgeous kitchen with plenty of alder cabinets, quartz countertops, eating bar, wall oven, built-in cooktop and stainless steel appliances. Dining area is a large size, big enough to fit a family-size table and a gas fireplace with a rustic log mantle & custom bookshelves on both sides & patio doors to a covered deck for outdoor cooking, a lower patio space and a pergola that surrounds the hot tub. Custom shed with lots of storage. This is all surrounded by numerous mature trees and beautiful outdoor lighting, custom concrete work in the private front patio area and back has been updated as well. Main floor laundry with cupboards and coat hooks/ cubbies for extra storage. Another 2pc bathroom is on the main floor. The updates continue throughout the home. Upstairs has 2 large bedrooms with walk-in closets and custom shelving, a 4pc bath with heated tile floor & quartz counters with a soaker tub. The primary bedroom is king sized with garden doors to its private maintenance-free deck, a walk in closet, spa-like ensuite with custom tiled shower, sun tunnel for extra natural lighting, a built-in armoire closet, dual vanities & heated tile floor. The basement is fully developed with a large family room with surround sound & a gas fireplace, a workout room, and a 3pc bath with heated tile floor. More upgrades include, heated garage with storage cupboards, HE furnace & hot water tank, Pure Air Purification System, solid wood doors, custom window coverings (including remote control), Gemstone lighting, new maintenance-free eavestroughs, Hardie Board siding, beautiful stone work and a custom wrought iron gate in the front. A Must See !