

**5830 45 Avenue**  
**Red Deer, Alberta**
**MLS # A2214731**

**\$998,500**

<b>Division:</b>	Waskasoo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,241 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Garden, Irregular Lot, Landscaped, Street Lighting, Treed, Under		

<b>Heating:</b>	Combination, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		

**Inclusions:** Refrigerator, Wolf induction-Stove top, microwave, oven, dishwasher x 2, washer, dryer, window coverings (all electric), wall oven, hood range, hooks and bench in front entry, wine refrigerator, wine racks, sub-zero refrigerator, projector and screen, audio equipment, 5 planter pots with irrigation

A modern masterpiece. Unlike any other home in Red Deer. This property is located on a tree lined street down by the Red Deer River where every detail was thoughtful. Truly a showstopper, inside and out. The curb appeal is the complete package - pitched roof lines & black trimmed windows from floor to ceiling, several convenient touches such as irrigation right to the flower pots on the front steps, exposed aggregate driveway and professional landscaping. The main floor plan of this home is purposeful and intricate in detail throughout. Gather in the spacious living room with beautiful natural lighting and powered window treatments for privacy. The stunning vertical fireplace will definitely set the mood into the dining area and the kitchen area as well. They say kitchens are the heart of a home and this one is generous! Subzero & Wolf Appliances. Waterfall quartz island with an undermounted sink, seating & additional cabinetry space. You'll love all the toe-kick & recessed lighting details, the abundant wine rack w/ brick wall compliments to match the fireplace & kitchen feature wall. A window light backsplash will have you enjoying every morning with the sun shining through as you prepare breakfast. To finish off the heart of the home; you'll appreciate the cabinetry to the ceiling & ornamental light fixtures. Upstairs will take your breath away. The primary suite does not disappoint. An expansive space complete with a large walk-in closet; a 6pc. ensuite bathroom including a water closet. The custom tiled shower with full glass enclosure if you wish to add a steam unit. A soaker tub with a ceiling fill right next to the double sided fireplace so you can relax in every corner. The floating vanity is a true statement piece with double sinks, wall mounted taps and designer tile right to the ceiling. Now imagine waking up and smelling a fresh pot of hot coffee brewed right

from your fully equipped wet bar just steps from your bed. Next imagine taking a step further out onto your beautiful upper deck with tree line views of the River. Enjoy the hot tub or simply sit and listen to the birds. To finish the second floor you'll find another large sized bedroom/home office and another full bathroom. This bathroom features stunning tile features and vaulted ceiling for a grand feel. The lower level of this home is fully finished with a theatre area including a 120' screen + projector and tiered seating. There's also a dedicated workout/sauna space, plus another bedroom and bathroom perfectly suitable for guests or perhaps a family member who craves their own space. Other features of this home include: a custom built wood staircase, metal railings entirely custom to this home, built in stair lighting, central AC, heated garage with epoxy floors, custom built shed to match main exterior, Californian vinyl fencing, Sonos built-in sound system, water softener, several built-in storage features and so much more you'll have to book a viewing to soak it all in.