



**DJ Golden**  
**REAL ESTATE**

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**65 Alberts Close**  
**Red Deer, Alberta**

**MLS # A2222832**



**\$626,700**

<b>Division:</b>	Anders South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,113 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Insulated, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot, Underground Sprinklers		

**Heating:** In Floor, Forced Air, Hot Water, Natural Gas

**Water:** Public

**Floors:** Ceramic Tile, Concrete, Hardwood, Tile

**Sewer:** Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full, Walk-Out To Grade

**LLD:** -

**Exterior:** Stone, Stucco, Wood Frame

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** Cable, Natural Gas

**Features:** Central Vacuum, Storage, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Built-in Dishwasher, Built-in Microwave Hood fan, Built-in Vacuum and attachments, Washer, Dryer, Garage Door Opener and 2 Controls

**MOTORCYCLE ENTHUSIASTS!!!** Motorcycle Garage in Back of House! This amazing House truly has it all including Open Floor Plan, Custom Stone Fireplace; Den off the entry; low maintenance patio off the kitchen/dining area overlooking the amazing backyard; Stainless Appliances; Upstairs you will find a Large Bonus room with custom stone faced fireplace; Large Primary Bedrom with a spa like ensuite with soaker tub and tiled stand alone 5' shower with large walk-in closet. Walkout basement with 21'x31' rec room with stamped concrete flooring, JBL surround sound; 4th bedroom and a gorgeous 3 piece bath. The Back Yard features amazing Roman Euro paving-stone with a stone fire-pit area; stone flowerbeds; stairs to the main floor patio; motorcycle garage with an overhead door leading to the paved alley and vinyl fencing. Extra's in the home include but are not limited to: underfloor heat on all 3 levels of the home ran by a high efficiency boiler system(which also heats the forced air system); Abus remote controlled sound system throughout the house and Underground sprinklers! If you are looking for all of the extra's at a great price, this is definitely it!