

**20 Ahlstrom Close**  
**Red Deer, Alberta**
**MLS # A2202749**

**\$765,000**

<b>Division:</b>	Anders Park East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,258 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Patio		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** NA

Nestled in the sought after neighborhood of Anders, this Beautiful Bi-Level Home has so much to offer! Sitting on a huge private pie lot directly across from a greenspace this home offers 4 Large Bedrooms and 3 Full Bathrooms giving this open floorplan incredible functionality for the whole family. Quality built custom home from Truline. Don't sacrifice quality over the new factor? Indoor Parking will never be a problem with both a heated double attached and a double detached garage with potential to turn the back garage into garden or garage suite . Just a few steps up into the formal living room featuring an oversized picture window and fabulous vaulted ceilings. The kitchen offers warm oak cabinetry, stainless steel appliances, and a convenient pantry. Adjacent is the family room featuring the added comfort of a gas fireplace. Dine inside or step thru the garden door to enjoy the expansive tiered deck. The bold pergola adds a beautiful accent to the space. Step down into the hot tub to soak your worries away. The backyard is a lovely oasis on a massive pie lot. It is fully fenced with a stamped lower patio, along with mature trees and landscaping. Back inside to your personal retreat, the primary suite is spacious and boasts a 4-piece ensuite and wonderful walk-in closet. An additional bedroom could also accommodate a guest room or great home office. Another 4-piece bathroom completes this upper floor. The bi-level design offers large windows in the lower level and loads of natural light. A massive rec room makes for a fantastic hang out space. Under floor heating helps to keep things cozy. Two generous bedrooms and a 4-piece bathroom are perfect for older children. Laundry and storage are located on this lower level as well. Anders is an amazing neighborhood on the southeast side of Red Deer. It offers pristine parks and walking trails, and is conveniently

close to shopping and various schools. Upgrades to the home include Central Air and a recently replaced furnace. With so much to offer, this home is an incredible option!