



DON'T GAMBLE WITH YOUR HOME.
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105, 37411 Waskasoo Avenue
 Rural Red Deer County, Alberta

MLS # A2194094



\$1,375,000

Division:	Oakwood Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,614 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Quad or More Detached		
Lot Size:	1.82 Acres		
Lot Feat:	Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	30-37-27-W4
Exterior:	Brick, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Fridge, stove, dishwasher, microwave, window coverings, pool & pool equipment (as is), radiant heater(s).

With a combination of elegance and functionality, this 5 bedroom 4.5 bathroom property is sure to impress. Sitting on almost 2 acres of land in the prestigious subdivision of Oakwood Estates, you can literally have it all. As you first drive up to the property you will immediately notice the unique architecture and design and well thought out landscaping this property has to offer. Pull up into your circular driveway and prepare to be impressed. Entering the front door you are welcomed into the front foyer with double height ceilings and an expansive staircase. Off to one side you will find an executive size office and off to the other is a great sized dining room. As you enter the main living area is where you will start to notice the pride of ownership and attention to every detail including large windows to allow for plenty of sunlight and an ornate wood burning fireplace. off of the living area is the impressive chef's kitchen. This kitchen comes equipped with everything you'll need including double wall ovens, a gas stove top, a large walk-in pantry and custom cabinetry including upgraded matching cabinet fronts on the fridge and dishwasher for a seamless look. The main floor also includes a powder room, back mud room and access to your large deck overlooking your expansive view. Head upstairs and you will find your primary oasis with high ceilings, plenty of windows and enough space for all your king sized furniture. The ensuite is sure to impress with double sinks, deep soaker tub and large custom tile shower. Through to the other side of the ensuite is the large walk-in closet with built in dresser. The top floor also features 2 more generous sized rooms each with their own ensuite, a good sized laundry room with cabinets and counter space and a bonus area with another fireplace that overlooks the main floor living area. Downstairs the extra touches continue with 2 more

bedrooms, another 4 pc bathroom, family room and access to your covered patio and backyard. If an attached heated 28x28 garage was not enough then you also have a huge 57x35 heated shop with 2- 10' doors and a 14' foot around the side. This shop has plenty of space for tools, extra cars or even an RV. You will also find extra space in the mezzanine. This impressive property is just minutes from Red Deer and needs to be seen in person to be appreciated.