

3526 Spruce Drive  
Red Deer, Alberta

MLS # A2158228



**\$839,000**

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<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,224 sq.ft.	<b>Age:</b>	1966 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.34 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond		

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<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), High Ceilings		

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**Inclusions:** Fridge, stove, gas cooktop, microwave, dishwasher, washer & dryer, all blinds and window coverings, central AC, central vacuum and attachments (as is)

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Welcome to 3526 Spruce Drive, this fully finished walkout bungalow is found in the desirable subdivision of Mountview, which is just a short walk to the Red Deer Hospital, Kin Canyon and Rotary Park. The home backs onto forest and the trail system that runs throughout Red Deer. The backyard offers over 15,000 square feet of amazing spaces, including several decks and sitting areas, a water rock stream, two sheds, a playhouse with a loft, garden beds and plenty of plants and flowers, at the back of the lot there is a fire pit sitting area that is incorporated into forest. Walk into the spacious entrance of this home and you are greeted by an open floor plan, the kitchen has beautiful cabinets with plenty of counter space finished off with quartz countertops and an upgraded appliance package (including a gas stove), this is open to the dining area and living room, making this a great space to entertain friends or spend time with the family, also in the pantry, there is a second hookup for the washer & dryer (which is currently located on the lower level, but can easily be moved or a second washer and dryer added into this space). On the main level you will find a good-sized updated master bedroom complete with plenty of closet space and a luxurious ensuite with a barn door, the other bedroom on the main floor is also a great size (currently being used as an office). There is a large second family room with a wood burning stove and bar area that takes advantage of the beautiful views that the backyard has to offer. There is a stunning three season room that is heated, insulated and wired. The basement is fully developed and offers a bar area, a second master bedroom that also has a walkout to the backyard and has a recently renovated ensuite plus an extra-large closet, two more good sized bedrooms (one with a walkout to the backyard), a full bathroom and plenty of storage.

The triple garage has a tandem bay. Updates and upgrades to the home are as follows; shingles 2020, renovation to the lower-level master ensuite in 2023, new tiles at the entrance in lower level 2021, new fridge in 2023, all new vinyl plank flooring on the main floor in 2021, new carpet on stairs going to lower level and in basement with high quality underlay in 2021, repainted the main floor 2024, added a fire pit with 3-sides retainer wall and Idaho stone in 2024.