33 Larratt Close
Red Deer, Alberta

MLS # A2170128

$709,900

Division:	Laredo		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,314 sq.ft.	Age:	2018 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Doc		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Landscaped, Rectangular Lot		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	**Water:**	Public
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	Public Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: RIO SYSTEM, GARBURATOR, SECURITY SYSTEM, BLINDS, A/C, GARAGE DOOR OPENER AND CONTROL, WATER SOFTENER, ELECTRIC CAR CHARGER IN GARAGE, TV WALL MOUNT, SMART THERMOSTAT

IMMEDIATE POSSESSION AVAILABLE ~ ORIGINAL OWNER HOME ~ FULLY DEVELOPED 4BDRM, 4BTH 2-STOREY IN LAREDO ~ DOUBLE ATTACHED GARAGE ~ SOUTH FACING BACKYARD ~ Large covered front entry welcomes you and leads to a large foyer ~ Open concept main floor layout complemented by high ceilings with rows of pot lighting and vinyl plank flooring creates a feeling of spaciousness ~ The living room has large south facing windows offering tons of natural light and is centred by a cozy gas fireplace with tile surround ~ The L-Shaped kitchen offers a functional layout and features an abundance of cabinets with pots and pan drawers, soft close doors, under cabinet lighting, endless Corian counter tops including a large island with an eating bar, undermount sink, and LED light fixture above, open shelving and a full tile backsplash ~ Walk through butlers pantry has more cabinets, Corian counter tops, full tile backsplash and floor to ceiling open shelving ~ Easily host a large family gathering in the dining room with another large south facing window plus garden door access to the18' x 12' deck with Duradeck finish, aluminum railings, a gas line and hot and cold taps ~ Mud room off the garage has built in bench and lockers, coat closet and easy access to the 2PC main floor bathroom ~ Open staircase is visually appealing and leads to the upper level bonus room ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of large furniture, has a 5 piece spa like ensuite that features an oversized double vanity with motion censored toe kick lighting, stand alone soaker tub, walk in tile shower with a glass door, water closet and leads to a large walk in closet with built in organizers and access to the laundry room ~ 2 Additional bedrooms are both a generous size, and are conveniently located across from a 4 piece

bathroom ~ The fully finished basement features a wide open family room that has high ceilings, vinyl plank flooring and recessed lighting, plus another large bedroom next to a 4 piece bathroom and a finished storage space ~ Other great features include; Central air conditioning, custom blinds throughout, in floor heat roughed in, water softener, reverse osmosis, home security system ~ 26' L x 22' W double attached garage is insulated and finished with drywall, includes an electric car charger, has a man door to the front yard, hot and cold taps, floor drain and a coat closet ~ Spray foam insulation throughout for added energy efficiency ~ Located in desirable Laredo with easy access to walking trails, multiple parks, playgrounds, schools and shopping.