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**31 Dietz Close
Red Deer, Alberta**

MLS # A2211820



\$535,000

Division:	Deer Park Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,501 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage		

Inclusions: N/A

Welcome to this move-in-ready home, nestled on a pie-shaped lot in the highly sought-after neighbourhood of Deer Park. This charming home boasts four bedrooms and three bathrooms, meticulously crafted by its original owners, providing over 1,500 square feet of thoughtfully designed living space. Upon entering, you will be welcomed by a spacious and bright foyer featuring elegant pillars that guide you into a formal living room, which can also double as an inviting dining area. Prepare to be amazed by the beautifully renovated gourmet kitchen, equipped with generous cabinet space and a white quartz countertop, which is ideal for hosting large gatherings and entertaining guests. The south-facing main living area is bathed in warm, natural light and features beautiful hardwood floors, combining style with easy maintenance. This floor plan includes a laundry/boot room conveniently located next to the garage, making it ideal for a busy family. It also features an extra bedroom, a roomy ensuite with a large walk-in closet and a four-piece bathroom complete with a jetted tub. The lower level showcases a large family room with a cozy gas fireplace, two more spacious bedrooms, and a full bathroom, providing comfort and convenience for guests or family members. Storage will never be an issue, as there is plenty of dedicated space to keep your belongings organized and hidden away. Alternatively, you could complete the room and transform it into an additional bedroom. The home's efficient underfloor heating in the basement and garage adds a layer of comfort during the colder months, ensuring you stay warm and cozy all year round. The backyard is a delightful retreat, offering a beautifully landscaped garden, shed and a spacious deck ideal for summer barbecues and outdoor gatherings. Mature trees provide shade and seclusion, fostering an environment

perfect for relaxation. Upgrades include newer shingles, kitchen renovation, hot water tanks, and leaf guards that can be transferred to the new owner. This home is also smoke- and pet-free, and the carpets and interior have been professionally cleaned. This home truly offers everything you need, so don't miss out on the opportunity to reside in this family-friendly neighbourhood. It's conveniently located near schools, parks, shopping, Collect and the excellent trail system in Red Deer.