

18 Overand Place
Red Deer, Alberta

MLS # A2207968



\$1,450,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Oriole Park West | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 4,359 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 6 | Baths: | 4 full / 2 half |
| Garage: | Double Garage Attached, Heated Garage | | |
| Lot Size: | 0.22 Acre | | |
| Lot Feat: | Back Yard, Landscaped, No Neighbours Behind, Private, Views | | |

| | | | |
|--------------------|--|-------------------|--|
| Heating: | Boiler, In Floor, Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Cork, Hardwood, Tile | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected |
| Features: | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s), Wet Bar, Wired for Sound | | |

Inclusions: Bar Fridge, Built-In Electric Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Purifier, Water Softener, central vacuum attachments, theatre equipment, irrigation equipment, firepit

CUSTOM BUILT 6 BED, 6 BATH 2-STOREY WITH A WALKOUT BASEMENT ~ PIE LOT IN A KEY HOLE CLOSE ~ NO NEIGHBOURS BEHIND WITH UNOBSTRUCTED VIEWS OF THE RIVER VALLEY & MASKEPETOON PARK~ OVERSIZED HEATED GARAGE ~ A striking blend of stucco and stone elevates the home's curb appeal, making a lasting first impression ~ Covered entry leads into a soaring two storey foyer ~ The living room boasts soaring vaulted ceilings that open to the upper level, floor to ceiling windows that flood the space with natural light and a stunning gas fireplace wrapped in floor to ceiling stone, complemented by built in cabinetry, and French doors leading to the west facing deck with a BBQ gas line and stunning views ~ The kitchen showcases an abundance of warmed stained cabinetry, expansive stone countertops, including two islands (each with an undermount sink), upgraded appliances, and a massive walk in pantry and garden door access to the screened in porch ~ The kitchen blends seamlessly into a cozy breakfast nook with a built in banquette ~ Easily host large gatherings in the formal dining with stone pillars and large windows offering more great views and natural light ~ Just off the foyer is a home office with built in cabinetry and a large picture window overlooking the front yard ~ Mudroom has built in benches and lockers with access to a 2 piece bathroom ~ Open staircase overlooks the main floor and leads to an upper level family room with built in cabinets and a desk ~ The private primary suite can easily accommodate a king size bed, plus multiple pieces of furniture, has a window seat with great views of the river valley and backyard, a huge walk in closet with built in organizers and a spa like ensuite featuring heated floors, dual sinks, a soaker tub, walk in tile shower, water closet ~ 3 additional bedrooms located on the upper

level are all a generous size, two share a jack and jill bathroom, while the other is conveniently located next to a 4 piece bathroom ~ Upper level laundry in it's own room ~ The fully developed walk out basement has high ceilings, large above grade windows, operational in floor heat and a separate entry ~ The large family room has a spacious seating area with a theatre screen, surround sound and opens to the wet bar/kitchenette and has French doors leading to the lower covered patio and backyard ~ Home gym located next to a 2 piece bathroom ~ 2 additional bedrooms share a 4 piece bathroom ~ The oversized garage is insulated, finished with painted drywall, and has a man door to the side/backyard ~ The backyard is beautifully landscaped with well established trees, shrubs, and perennials, is fully fenced and backing on to walking trails that connect to Red Deer's extensive trail system ~ Close to multiple schools, parks, rec centre's and shopping ~ Pride of ownership is evident in this well cared for home! Golf membership could be included.