

371 Lancaster Drive
Red Deer, Alberta

MLS # A2270926



\$439,900

Division:	Lancaster Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,272 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape,		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Underground Sprinkler System		

Pride of ownership shines throughout this immaculate and beautifully upgraded San Maria built home! Situated just steps from trails, parks, green spaces, schools, and so many great amenities just a short drive away. Upgrades in this home include Central A/C, tray ceilings, upgraded appliances, 9' basement ceilings, roughed in in-floor heat, energy efficient top-down/bottom-up Hunter Douglas blinds, underground sprinklers, a stamped concrete patio, vinyl fencing, a fully finished and insulated 24x24 garage with floor drain, and a beautifully landscaped yard. Step inside to a spacious tiled entryway that leads up to the main floor, where low maintenance laminate flows throughout the open living areas. The living room features a stunning tray ceiling and a stone faced gas fireplace, while the kitchen offers dark maple cabinetry, stainless steel appliances including a newer fridge, large corner pantry, and a generous island with an eating bar for extra seating. The dining space is generously sized and provides a clear view of the beautifully landscaped yard and offers access to the large deck with gas line for your BBQ. Three bedrooms are conveniently located on the main floor, including a spacious primary suite with a walk-in closet and full 4-piece ensuite. A second 4-piece bathroom completes this level. The unfinished basement provides endless possibilities and is ready for future development with 9' ceilings and in-floor heat roughed in. Stepping outside, you'll love spending summers in this beautifully landscaped yard, offering mature trees and 6' vinyl fencing, underground sprinklers, stamped concrete pathways and a firepit area, and a 24x24' detached garage with floor drain offering plenty of space for parking or storage. This home is a pleasure to show and must be seen to be fully appreciated!