

36 Ibbotson Close  
Red Deer, Alberta

MLS # A2279906



**\$439,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Ironstone   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 1,044 sq.ft.  | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener, Insulated     |               |                   |
| <b>Lot Size:</b> | 0.09 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Lawn, Low Maintenance Landscape, Standard Shaped Lot, Street |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | RN |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | None   |                   |    |

Welcome to 36 Ibbotson Close, proudly located in the highly sought-after Ironstone community in SE Red Deer. Step into this spacious and inviting bi-level family home, with an open, double height entry provides a welcoming and functional transition to both levels. An open concept main living area with vaulted ceilings has an abundance of natural light. The bright living room flows seamlessly into the kitchen, which offers a large island with breakfast bar, corner pantry, and expansive windows overlooking the yard. The main level hosts two bedrooms, including a generous primary suite complete with a walk-in closet and a private 3-piece ensuite. A full 4-piece bathroom completes this level. Brand new carpet throughout the home adds a fresh, modern touch and move in ready comfort. The fully developed lower level offers an expansive family room, perfect for gatherings with family and friends designed with room to grow. This versatile space easily accommodates a games area, home theatre, workout zone, or all three, ensuring there's space for everyone to enjoy. A 3-piece bathroom, two generous bedrooms, a dedicated laundry room, and additional storage under the stairs complete this functional and flexible level. Off the dining area, a door leads to an oversized deck perfect for entertaining and summer barbecues. The fully fenced backyard features low-maintenance landscaping with gated access at both the front and rear. Completing the outdoor space is a double detached garage, ideal for winter parking, added storage, and year-round convenience. Ideally located near East Hill Shopping Centre, this home offers quick access to a variety of restaurants, coffee shops, and everyday amenities, including grocery stores and popular dining options. Nearby you'll also find excellent schools such as Hunting Hills High School, Notre Dame High School, St. Francis of

Assisi Middle School and Don Campbell Elementary School. The neighbourhood is rich in parks, walking trails, and recreational areas perfect for active families and outdoor enthusiasts. Located close to the Collicutt Center for indoor activities and fun. Plus easy access to Highway 2.