

**105, 37411 Waskasoo Avenue  
Rural Red Deer County, Alberta**

**MLS # A2132770**



**\$1,499,800**

<b>Division:</b>	Oakwood Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,632 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, C		
<b>Lot Size:</b>	1.82 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Pie Shaped Lot, See Remarks		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	30-37-27-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bidet, Built-in Features, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** STOVE(S), FRIDGE(S)DISHWASHER, WASHER/DRYER(2), WINDOW COVERINGS, POOL & POOL EQUIPMENT, GARAGEDOOR OPENERS(2)RADIANT HEATER(S),

CONSIDER living in this exquisite 5-bedroom, 5-bathroom home, with 5300 sq ft of living space perfectly situated on almost 2 acres in the prestigious Oakwoods Subdivision, just minutes from Gasoline Alley and Red Deer. This expansive property offers a wealth of features designed to delight every member of the family. Chef's Dream Kitchen: The oversized kitchen is a culinary haven, boasting double wall ovens, a large gas range, a huge island, and a 6x7 walk-in pantry. It seamlessly overlooks the casual dining area and a spacious living room with a wood burning feature fireplace. Entertain guests in the formal dining room, work comfortably from the spacious office near the front entrance, and enjoy everyday living in the large, inviting living spaces. The primary suite is a true retreat, featuring a generous sleeping area, a 6-piece ensuite with a deep soaker tub, oversized shower, double sinks, and a water closet. The adjoining 14.5 x 10 walk-in closet includes a built-in dresser. Two additional bedrooms each have their own ensuites, and a library/family room area open to the main floor provides the perfect spot for relaxation. The upper level also includes a laundry room with built-in hampers and ample storage. The level is designed for fun and relaxation, with a large family games room, a potential theatre or exercise room with a small wet bar, two more bedrooms, a bathroom with double sinks, and a second laundry room with additional storage. The exterior of this home is equally impressive, beginning with a welcoming circle drive and tasteful landscaping greet you at the front. In the back, enjoy a large deck off the main level and a spacious patio off the lower level, both with stairs leading to an expansive deck and pool area—perfect for summer fun. The 57x35 shop with a 12x20 loft features two 10' doors on the front and a 14' door

on the side, radiant heating, and water access, making it ideal for projects year-round. Additionally, there's a large private area for fire pits and family gatherings. This remarkable home combines elegance, functionality, and fun, creating the perfect setting for making lifelong memories.