

142 Sutherland Close  
Red Deer, Alberta

MLS # A2228303



**\$649,900**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunnybrook South                     |               |                   |
| <b>Type:</b>     | Residential/House                    |               |                   |
| <b>Style:</b>    | Modified Bi-Level                    |               |                   |
| <b>Size:</b>     | 1,650 sq.ft.                         | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 5                                    | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached               |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                            |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Rectangular Lot |               |                   |

|                    |                                   |                   |    |
|--------------------|-----------------------------------|-------------------|----|
| <b>Heating:</b>    | In Floor Roughed-In, Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl     | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                      | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -  |

**Features:** Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microhood, Washer, Dryer, all window coverings, garage door opener and remotes (2), barfridge in basement, shed, A/C

Located in the highly sought-after neighbourhood of Sunnybrook South, this spacious modified Bi-level offers 5 Bedrooms, 3 Bathrooms, a double attached Garage, and a fully finished walk-out basement—perfect for families who need more space and want a location that fits their lifestyle. Backing onto undeveloped green space with no rear neighbours, this move-in ready home combines function, comfort, and a layout that works for busy households. Inside, vaulted ceilings, engineered hardwood floors, and large windows fill the main living space with natural light and an open, welcoming feel. The Kitchen is well-designed for everyday living and entertaining, featuring granite counters, a large centre island, corner pantry, and a brand-new gas stove installed in 2024. The Dining Room offers access to the upper dura-deck, complete with a gas line for your BBQ, while the Living Room centres around a cozy gas fireplace. The main floor includes two Bedrooms—one currently set up as a Laundry Room, with alternate hook-ups available in the basement—and a full 4 Piece Bath. The Primary Suite is set apart on its own level, offering added privacy, a walk-in closet, and a 4 Piece Ensuite with dual sinks and a massive walk-in shower. The finished basement extends your living space with high ceilings, in-floor heating, and a generous Rec Room with a wet bar—ideal for entertaining friends or hosting family games night. Two additional Bedrooms, a full 4 Piece Bath, and a dedicated storage room complete the lower level, with direct access to the backyard from the walk-out. Outside, the fully fenced yard includes a second lower deck that's perfect for a hot tub, along with a storage shed for tools and seasonal items. Additional features include central air conditioning, rough-in for central vac, and a family-friendly floor plan in a quiet,

upscale community. With parks, trails, and amenities nearby, this home is the full package.