

**810 800 Ramage Close  
Red Deer, Alberta**

**MLS # A2297132**



## \$549,900

<b>Division:</b>	Rosedale Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,515 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, Off		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Level		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Wet Bar		

**Inclusions:** gazebo on balcony, central vac and all attachments (as is - dog chewed 1 or two small heads), stand up freezer in the cold room

This well maintained custom built home sits in a great spot in Rosedale Meadows, with greenspace across the street. The modified bi-level layout offers good separation between levels, making it a practical and comfortable fit for any growing family. The main floor features comfortable upgrades like vaulted ceilings, solid oak hardwood floors, and maple cabinetry in the kitchen. Thinking ahead, a gas line rough in is already in place for a gas range. The home has also been wired for sound throughout. Downstairs, the basement is a comfortable and functional space with 9-foot ceilings, in-floor heating, and a wet bar. Great layout! The fireplace is wood burning, with a gas line roughed in if you'd prefer to convert it. Out back, the yard is spacious with a firepit and a balcony off the main level with stairs down to the yard. The garage is finished to drywall with in-slab heat. You've got a central vacuum too! Additional highlights include newer roof shingles, approximately 5 years old, and a regularly maintained furnace and HWT. This is a clean, well cared for home with quality finishes and thoughtful extras built in from the start.