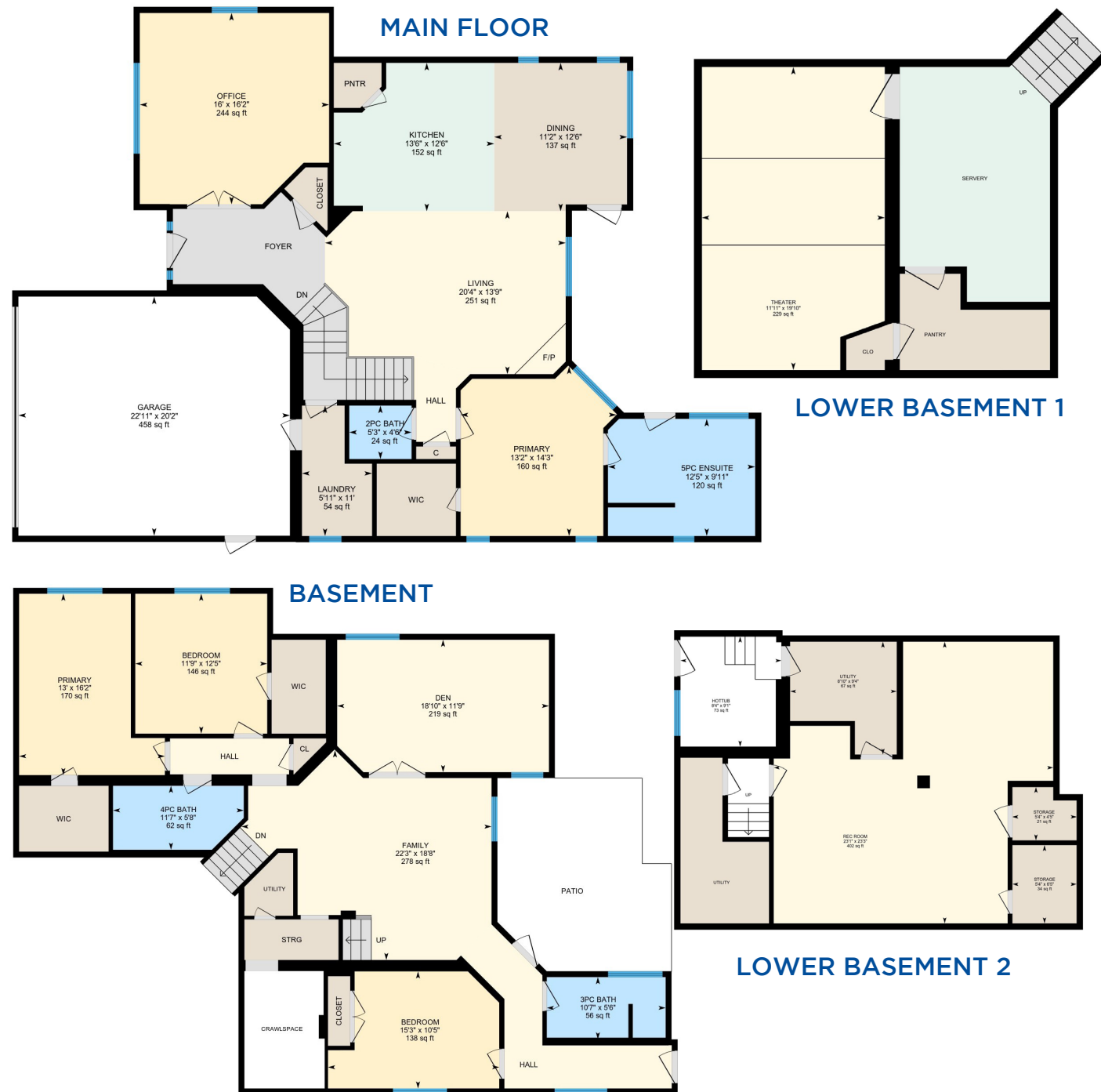


FLOORPLAN



43 WILEY CRES



www.43wiley.info

\$1,200,000



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CUSTOM FEATURES



BUILT TO LAST & ENERGY EFFICIENT WALK-OUT BUNGALOW IN WESTLAKE

A true showstopper of a home is what you'll find at 43 Wiley Crescent! This stunning Bungalow offers impressive features and finishes unlike anything else in Red Deer. From the stamped concrete floors to the energy efficient ICF block walls and foundation, there is something unique about this home every way you turn.

The main floor is open and bright, offering a great entertaining space in the Kitchen/Dining Living Room with gas fireplace to add the perfect ambiance. The Master Bedroom is impressive with sculpted tray ceiling, spa-like Ensuite, and walk-in closet. You can also work from home thanks to a large office space right by the front entry.

Downstairs find a Rec Room, perfect for a pool table, a Den space, and 3 Bedrooms and 2 Bathroom. Walk-out to your covered concrete patio where you can sit in privacy and enjoy the wood burning fireplace. This level descends into two additional "lower basements", where you'll find a Rec Space (currently used as a home gym) and private hot tub room in one, and a wet bar and theatre in the other. This unique layout is totally custom, adding additional square footage you don't typically find in a residential home.

There are two double Garages included with the property (over 1,300 sq.ft. of Garage space!) giving you options for use; from parking and storage to a man cave or workshop, there is tons of space to create the property of your dreams! The outside of this home is truly spectacular, with well-thought out landscaping and underground sprinklers, concrete pathways and planters, custom water feature, steel gates, fenced yard, and more.

One of the most unique features about this home is how energy efficient it is. Built with ICF Blocks, including the interior load bearing walls, it has an incredible R-Value of 100. In-Floor heat and a unique heat recovery system keep costs down, and makes it easy to maintain a constant temperature throughout the home. Built to last, you'll be impressed by the 100-year rubber roof with custom shakes and gables - no need to replace it during your lifetime! Quality and craftsmanship come together in this beautiful, custom designed home.

- Logix ICF from footings to trusses
- Structural decorative concrete floors throughout
- Triple pane, double low E, solar shield windows
- Decorative concrete decks, patios & driveways
- Acrylic Stucco finish /w cultured stone accents
- Totally landscaped c/w underground irrigation, low voltage lighting, running river, Perennial shrubbery and flower beds, raised vegetable garden beds, Apple trees, raspberry bushes, asparagus, rhubarb.
- 1200 gallon ground water collection storage connected to landscape irrigation.
- Graveled & fenced side yard /w pet door to garage
- Walkout courtyard /w wood burning fireplace
- Private Hot Tub room /w open air access
- Seasonal storage room off courtyard
- Rear deck /w gas Bar-B-Q peninsula
- Euro Slate Rubber Roofing (100 year life)
- Electronic weather station c/w indoor console
- 200 amp electrical service
- 9 off street parking spaces (4 in garage 5 driveway)
- 10 switched soffit plugs
- 280 Gallon rain water collection barrel
- Custom Welded Steel gates and railings
- 4800 sq. ft. living area plus 1295 sq. ft. garage area /w over 700 sq. ft. exterior deck and patio areas
- Extra Large two car attached front & rear garages
- Workshop/ Gym with large access to above garage
- All non ICF interior walls are steel framed & sound insulated

BEDROOMS	4
BATHROOMS	3.5
TAXES	\$7,517
LOT AREA (SQ.FT)	7,788
YEAR BUILT	2010

ABOVE AREA (SQ.FT.)	1,627
TOTAL FIN. AREA (SQ.FT.)	4,720
ATT. GARAGE	20'2"X22'11"
	24'6"X33'3"

