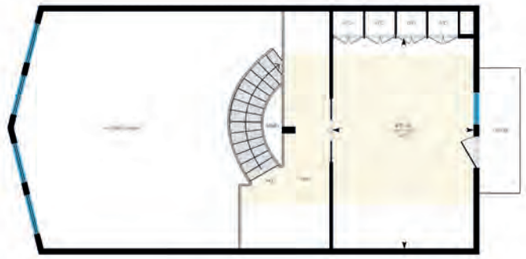
FLOORPlans

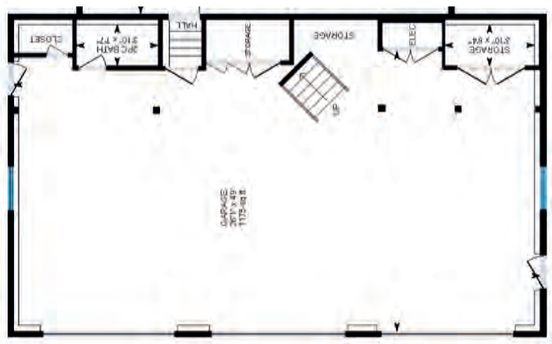
MAIN



UPPER



ATTACHED GARAGE





155-37411 Waskasoo Ave, Red Deer County

Scan code for more info on this home



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QUALITY WITHOUT COMPROMISE

Every so often, a property comes to market that quietly raises the bar for everything that follows. Offering 4 Bedrooms, 3.5 Bathrooms and over 2,900 Sq.Ft. of beautifully finished living space, this is one of them. Tucked among mature trees on a beautifully private lot just minutes from Red Deer, this property brings together exceptional quality, remarkable functionality and a setting that feels completely removed from the city.

Inside, the Great Room immediately sets the tone with soaring 22-foot ceilings and walls of windows overlooking the surrounding greenery. The Kitchen carries that same standard with granite countertops, a Miele induction stove and dishwasher, Sub-Zero refrigeration, abundant custom cabinetry, a generous island and beautifully refinished bamboo hardwood. Granite continues throughout the home, while automated blinds and carefully selected finishes speak to the attention given to every detail. Outside, the mature trees create a level of privacy that's difficult to find this close to Red Deer. Multiple decks finished with new Duradek provide plenty of room to enjoy the setting, while the 5100L Arctic SPA Saltwater Swim Spa adds another dimension to the outdoor space. Whether you're entertaining or simply enjoying a quiet evening at home, the property feels secluded without sacrificing convenience.

Calling the 49'x26'1" heated attached Garage a garage hardly does it justice. With in-floor heat, its own air conditioning, a half Bath, mezzanine storage and room for vehicle lifts, it offers incredible flexibility for vehicles, hobbies, a home gym or additional workspace. And there's still the separate 30'11" x 42'11" heated Shop, complete with a Full Swing branded Golf Simulator and even more room to make the space your own.

The quality here goes well beyond what you see. An ICF foundation, 2x6 construction, triple-pane windows, premium SBS architectural shingles, Cummins 30kw Commercial Generator and new air conditioning installed just two years ago are among the details that reflect how this property has been continually maintained and improved. These weren't choices made simply for appearance; they were investments made with longevity in mind.

Luxury isn't the feature. It's the standard.

PROPERTY*Details*

BEDROOMS	4	ABOVE AREA (SQ.FT.)	2,924
BATHROOMS	3.5	LOT AREA	1.92 Acres
TAXES	$5,851	ATTACHED GARAGE	49' x 26' 1"
YEAR BUILT	2004	DETACHED GARAGE	30' 11" x 42' 11"















PROPERTY*Features*

155-37411 Waskasoo*Ave*

MAIN RESIDENCE

KITCHEN
- Bamboo hardwood. Just re-stained. Tongue and groove
- Granite countertops
- Miele DW 3 years
- Miele Induction stove – 10 years
- Subzero Fridge – 2006 – compressor replaced 2 years ago
- Pantry
- Lots of cupboards. Big island
- Kick plates
- Triple panes throughout house
- Automated blinds – also run on app

LIVING ROOM
- Gas fireplace
- Black out blinds - automated
- Engineered Beam – decorative on outside
- 22 ft ceiling
- Gorgeous windows, super bright

LOFT
- Amazing built ins throughout
- Little west facing deck.
- Great office/den/kids playroom



MAIN BATHROOM
- Beautiful free standing claw foot tub
- Steam shower
- Granite

LAUNDRY
- Granite
- Washer and Steam dryer, LG 4 years old. Top of the line
- Lockers



PRIMARY BEDROOM
- Built-ins – custom closet and wall closet
- Laundry hamper
- Ensuite – single sink, walk-in shower, same granite.
- Private deck

BEDROOM #2
- Very nice built-in's

BEDROOM #3
- Great Teenager/guest room
- Built-ins
- Ensuite with walk-in shower. All regrouted.

MECHANICAL & GARAGES

MECHANICAL
- Built Above water table
- Central Vac – 5 years old – 220v, best on the market
- Pex & Copper Plumbing
- Copper Wiring
- 125 amp Electricity panel
- New A/C 2 years ago – complete system, lines and all components
- Boiler system is original
- Reverse Osmosis to Kitchen sink
- HWT 2 years
- Forced air furnace, new motor - 8 years old
- 2 x 6 walls
- Boiler - Heat exchanger – forced air furnace
- ICF Block Foundation
- Well Treatment system – holding tank is just for constant pressure. Approx. 1000L
- Treatment system by Town and country
- Sump Pump
- Insulation - spray in additional 2012 ceiling
- Water sensors in sump pump



ATTACHED GARAGE
- 30 by 50
- Ceiling height – tall enough for lifts
- Freedom rail – all shelving
- Pull out storage
- Finished, attached, triple, heated, storage
- In floor heat
- Additional Fridge in Garage
- Tons of storage
- Mini split AC
- 2 mezzanines. Storage/craft room
- Main panel in garage
- Incredible storage
- Very nice half bath

DETACHED GARAGE
- Detached – built 3 years later
- Heated – forced air
- Plumbed for wet water but lines are not useable
- Full Swing branded Golf Simulator
- Garage Doors – 6 Years old
- Inside just repainted

UTILITIES
- Utilities – Enmax
- 125 Amp hook up to main service
- Garbage – Municipal/County - $30/month on Tuesdays
  - Smart switches – app for cameras - $10/month – google cameras
  - 2 in garage and 1 in shop. Unplug with usb cord
  - No cameras inside
  - Doorbell camera at gate and 6 outdoor total
- Security System – Liberty - No contract – motion sensors – 10 years – half wired and half Wireless. 3 wifi points
- Internet – Shaw cable

WELL & SEPTIC
- 7gpm when purchased. Drilling report downloaded
- Tank – west side of house. Field northwest
- Tank pumped just pumped out and well shocked



PROPERTY*Features*

155-37411 Waskaso*Ave*

EXTERIOR

EXTERIOR

- Stucco siding
- Chain link fence
- SBS Architectural – 50 years. a premium asphalt shingle blended with Styrene-Butadiene-Styrene (SBS), a synthetic rubber polymer. superior flexibility, hail/impact resistance
- Gate – command gate runs on wifi. Smart app - casa
- New Duradeck in 2025. Surface and all new cedar boards
- All wood is cedar
- Architectural eavestrough
- 5100L Arctic SPA Saltwater Swim Spa with Pergola and auto chlorination. Low maintenance – app monitors levels
- Cedar Sun pad built for catching sun all day. Very private
- Custom doghouse is staying
- Natural gas firepit. Concrete pad. Beautiful outdoor living space
- Zipline and platform with safety harnesses
- 1hp ¼ garage door openers – biggest you can get. Battery back up
- New landscaping & Mulch 2025
- Shed (3)
- Cummins 30kw Commercial Generator – very quiet. Natural gas – 3 years – $40,000. Perfectly sized for main panel. You can live your everyday life on it
- Road allowance behind house
- RV parking next to detached garage and 50 amp plug on corner of attached garage
- Tons of trees but lots of flat useable yard space
- Very private and amazing location



EXTRAS

GOLF SIMULATOR

- Full Swing branded Golf Simulator
- E6 ver. 1.6 Software - HD Graphics
- 98 Courses licenses
- 2080 Nvidia Graphics Card
- Right and Left Handed swing path cameras
- Zero delay for ball flight



SWIM SPA

- 5100L Arctic SPA Saltwater Swim Spa
- Spa Boy Option- controls chlorine automatically
- New control board and Heater tube 2024
- Use as a swim spa at pool temps, or run as a Hot Tub up to 104 deg F
- New Covers and Arms 2026







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