

# \$1,299,900 - 81 Larratt Close, Red Deer

MLS® #A2238913

**\$1,299,900**

4 Bedroom, 4.00 Bathroom, 2,995 sqft

Residential on 0.19 Acres

Laredo, Red Deer, Alberta

A fully developed custom built two storey with an oversized front attached triple car garage, on a pie shaped lot backing onto a green space. The curb appeal is accented by the aggregate front driveway, modern glass garage doors, stone features & permanent holiday lighting. The large tiled front entryway greets you to the open style floor plan that features modern glass railings. Ceiling height, two toned kitchen cabinets are complemented by full subway tile backsplash, pot/pan drawers, a 6 burner gas stove, a garburator, a farmhouse style sink, garbage pullouts, undercabinet lighting, quartz countertops, a side by side fridge/freezer, decorative shelves, a built in hutch, a wine bar with a beverage fridge, a large island eating bar and a massive walk in pantry. The eating area has patio doors out to the duradeck with glass aluminum railings that leads to the sunroom that has a floor to ceiling stone gas fireplace. There is a main floor office, a 2 piece bathroom with decorative wallpaper and a tiled back entryway with built in cubbies. The primary large primary bedroom has a walk in closet with custom cabinetry including built-in laundry hampers and jewelry drawers. The 5 piece ensuite features a barrel vault tiled ceiling, double sinks, quartz counters, floating cabinets with under cabinet lighting, a freestanding tub, a custom tiled glass steam shower, heated floors and a water closet. The laundry room has a sink, cabinetry for storage and quartz folding counters. Follow the glass barn door to the



bonus room, two kids bedrooms (one with a walk in closet) and a jack & jill bathroom with double sinks and quartz countertops. The professionally developed basement has a 4th bedroom, a 4 piece bathroom, a games area with a large bar with drawers, full tile backsplash, a dishwasher, a beverage fridge and an ice maker. The basement is warmed by underfloor heat. The pie shaped lot has underground sprinklers, curbed flower beds, an aggregate lower level patio and walkways. The oversized triple car garage has epoxy flooring, fully finished walls, hot/cold taps and a single car garage door that leads to the backyard. The home has A/C & a water softener. The home backs onto a green space/ walking path that leads to multiple parks.

Built in 2016

### **Essential Information**

MLS® #	A2238913
Price	\$1,299,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,995
Acres	0.19
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	81 Larratt Close
Subdivision	Laredo
City	Red Deer
County	Red Deer

Province	Alberta
Postal Code	T4R 0S6

### Amenities

Parking Spaces	3
Parking	Garage Door Opener, Heated Garage, Oversized, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Stone, Sun Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 11th, 2025
Days on Market	1
Zoning	R-L

### Listing Details

Listing Office	Century 21 Maximum
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