

HELLO,
Gorgeous!

40 SPRINGFIELD AVENUE

SUNNYBROOK · RED DEER, ALBERTA

A HOME WITH HEART. A YARD TO FALL IN LOVE WITH.

A classic, solidly built 1963 four level split on an exceptional 8,100 sq ft lot in mature Sunnybrook, with three indoor parking stalls across two garages and a backyard that is truly something special.

Approximately 2,508 sq ft across four levels: 1,359 sq ft above grade (RMS) plus 1,149 sq ft below grade, per iGuide. 5 bedrooms, 3 bathrooms, two fireplaces, an attached single garage and an oversized, heated detached double garage.

MAIN LEVEL HIGHLIGHTS

- **Light filled living room with an oversized picture window**

- Gas fireplace with a fan and a substantial hearth
- Kitchen with a newer KitchenAid stove and a garburator
- Dining area with garden doors to the backyard patio
- Classic, functional layout with an easy flow between rooms
- Front driveway and attached single garage

The sellers' favourite room: a big window and a warm fireplace, in every season.

UPPER LEVEL RETREAT

- **Primary bedroom with double closets, a private three piece ensuite and French doors to a balcony over the backyard**

- Two more bedrooms, one with a built in desk, storage and bookshelf
- Full four piece main bathroom
- Closet organizers and large windows throughout

Morning coffee on a private balcony, up in the trees.

BASEMENT & LOWER LEVELS, FULLY DEVELOPED

- **Fourth and fifth bedrooms, one with an office area and oversized windows**

- Separate side entrance, a three piece bathroom and laundry
- Recreation room with a wood burning fireplace
- Supplemental heat in both lower level bedrooms

Room for guests, a home office or a studio.

OUTDOOR LIVING & THE GARAGES

- **8,100 sq ft lot, fully fenced, with mature trees and established hedges**

- Curved paved patio, a herb garden and irrigation front and back
- Oversized detached double garage, insulated, with in floor heat and workbenches
- Attached single garage, a dog run and a wide rear alley

Three indoor stalls, and a yard the sellers sit out in all summer.

UPGRADES & FEATURES

- Built in 1963 and classically updated over the years
- Roof shingles about 10 years old
- Sewer line relined to the City connection, 2019
- Five windows replaced, including triple pane glass, 2018
- Front yard irrigation added 2017, joining the backyard system
- Copper plumbing with no Poly B

Solidly built, and looked after the whole way through.

AT A GLANCE

• 1,359 Sq Ft Above Grade (RMS) • 2,508 Sq Ft All Four Levels

- Four level split, 1,149 sq ft developed below grade
- 5 Bedrooms • 3 Bathrooms
- Lot approximately 8,100 sq ft
- Attached single garage plus a heated 25'4" x 23'6" detached double
- G.W. Smith Elementary on the same street, walking trails close by
- Gas fireplace in the living room, wood burning in the rec room
- Irrigation front and back, with hydrangeas, roses, mock orange, weeping fern leaf caraganas, hops vines, clematis and perennials
- No HOA or condo fees

WHY YOU'LL LOVE IT

Some homes simply feel right the moment you walk through the door.

The oversized living room window. The warmth of the fireplace. The private balcony. The incredible garages. And a mature backyard filled with flowering shrubs, gardens and places to relax.

It's a combination that's hard to find, and even harder to replace.

LET'S MAKE YOUR NEXT MOVE A **POSITIVE** ONE!

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