



GRASSROOTS
REALTY GROUP

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**129 Emerald Drive
Red Deer, Alberta**

MLS # A2226048



\$1,295,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,825 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, No Neighb		

Heating: In Floor, Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: R1G

Foundation: Poured Concrete

Utilities: -

Features: Bar, Beamed Ceilings, Breakfast Bar, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Fridge, Stove, microwave, Dishwasher, Washer, Dryer, all window coverings, garage door opener and remotes (3), bar fridge (2), hanging lights in sunroom, automatic blinds remotes (sunroom, Master bedroom, Living room) A/C, electric car charger, tv mounts (3) central Vac and all attachments

~PREPARE to be impressed by this EXQUISITE 5-bedroom, 4-bathroom CUSTOM-BUILT by SORENTO CUSTOM HOMES, located in one of RED DEER'S most sought after family friendly neighborhoods. Perfectly positioned backing onto a green space and PAVED WALKING TRAILS, this home offers the peace of nature with the convenience of nearby amenities. Step inside and feel the luxury of warm WHITE OAK hardwood floors stretching across the main level. The chef inspired kitchen is truly the heart of the home- featuring an EAT-UP island, a peninsula, stainless appliances, gas stove, and a butler's pantry for effortless entertaining and organization. The open concept living spaces flow beautifully into a three-season room outfitted with motorized blinds-A perfect retreat no matter the time of day. Whether it's the heat of summer or the chill of winter, you'll enjoy total comfort with AIR CONDITIONING, in-floor heating, and a FULLY DEVELOPED BASEMENT. An incredible curb appeal will quickly impress with sleek black framed windows, board and batten siding and craft ORCHARD LIMESTONE. Professionally landscaped yard, and maintenance free fencing with EAST EXPOSURE, offering privacy and tranquility. Be WOWED by the soaring high ceilings that instantly elevate the entire space. Gorgeous, exposed beams add character and charm, perfectly complimenting the warm white neutral palette throughout the home! This stunning architectural detail naturally draws your eye upward and leads to the upper-level bonus room, creating a sense of openness, elegance and effortless connection between main and upper floor! A design that feels as LUXURIOUS as it is WELCOMING! The main floor also has a custom 2-piece powder room with elegant dim lighting, a locker room with storage, beautiful herring bone brick floor off garage

entrance. The living room is a true focal point, featuring a sleek electric fireplace. With customizable lighting settings and remote-control operation, you can set the mood anytime of the day or night. Upstairs a large bonus room features bench seating in the front window, a desk for children to do homework, or office space for the busy entrepreneur working from home. There are 3 generous size bedrooms & a 4-piece bath. The primary bedroom located at the back overlooks the EAST SUNRISES, features beautiful VAULTED CEILING, motorized blinds, and an incredible spa like 5-piece ensuite. The SPACIOUS LAUNDRY ROOM, seamlessly connected to the primary bedrooms walk-in closet bringing both luxury & CONVENIENCE! The fully developed basement features 2 spacious bedrooms, one having a walk-in closet, a beautiful 4-piece bathroom, a GYM, and amazing family room with DRY BAR & beverage fridge. More great features include: HANSTONE QUARTZ COUNTERTOPS, 10 FT ceilings in basement, CUSTOM TEXTURED FEATURE WALLS, A/C, HEATED GARAGE, EPOXY FLOORS, LARGE DURADECK, MOTORIZED BLINDS ON MAIN FLOOR & PRIMARY BEDROOM, CHARGING STATION FOR ELECTRIC CAR, WIRED FOR SURROUND SOUND, CENTRAL VACUUM & QUICK POSSESSION