



**GRASSROOTS**  
REALTY GROUP

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## 9 Rose Crescent Red Deer, Alberta

**MLS # A2232088**



# \$475,000

<b>Division:</b>	Rosedale Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,043 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, Pantry, See Remarks, Storage, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stovetop, Dishwasher, Microwave, Washer, Dryer, Oven, All Window Coverings, Sheds (2), Garage Opener & Controls (2), Wood Stove (as is), Stereo & Speakers Wired In

ORIGINAL OWNER HOME ~ Welcome to 9 Rose Crescent ~ Situated on a beautiful lot facing a green space this custom built home is sure to impress. Pride of ownership is evident the moment you step into this home showcasing a stunning oak spiral staircase with access to the loft and the beautiful and bright living room with gleaming hardwood floors, vaulted cedar ceilings, a wood stove (as-is) and of course the one of a kind nook with a built in bench overlooking the brick facing fireplace (now electric, previously wood). The main floor layout is divine with a spacious formal dining space, oversized kitchen space with ample cabinet & counter space, a pantry and centre island plus a breakfast nook which overlooks the backyard. The main level is home to two bedrooms including the spacious primary suite with a grand ensuite including a soaker tub, a double vanity plus a walk-in closet. Off of the double garage you can access the main floor laundry with a man door to the side yard. The fully developed basement offers an immaculate family room accompanied by a gas fireplace, the third bedroom (window doesn't meet egress), and a 3pc bathroom. Tons of storage space off of the utility room in the crawl space. The picturesque yard is where the original owners spent countless hours over the years cherishing what they had created. There are two storage sheds, a nice size deck and room for an additional garage if desired. Homes like this don't go for sale often ~ 9 Rose Crescent is a pleasure to view.