



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**41 Allard Crescent
Red Deer, Alberta**

MLS # A2236778



\$959,900

Division:	Anders South		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,230 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Landscaped, No Neighbours Beh		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Wired for Sound		

Inclusions: Projector, projector screen, audio equipment

Tucked away on a picturesque crescent in the heart of Anders, this exquisitely crafted Bowood-built residence offers a rare opportunity to enjoy refined living on a beautiful lot backing directly onto lush parklike greenspace and scenic walking trails. With 4 bedrooms, 4 bathrooms including a main floor primary bedroom and office, this home is thoughtfully designed for busy families and relaxed everyday living. Soaring 18-foot ceilings, rich maple hardwood flooring, and a spacious light-filled layout create a warm and welcoming atmosphere from the moment you enter. The gourmet kitchen is the heart of the home, showcasing a massive granite island, full tile backsplash, custom maple shaker cabinetry, and upgraded stainless steel appliances (2023). Motorized window coverings grace the kitchen, dining, and living areas adding elegant functionality. An expansive 3-season sunroom just off the dining room offers a peaceful retreat, with views of the manicured yard and the tranquil trails beyond—your own private escape into nature. The main level hosts a spacious primary bedroom with a walk-in closet and a 3 piece ensuite featuring a steam shower (never used). Upstairs, a bright bonus room sits above the garage (which could easily double as bedroom) accompanied by an additional bedroom and full bathroom—ideal for guests or teens. The fully finished lower level is an entertainer’s dream, with a home theatre setup, games area, 4 pc bath and two bedrooms currently designed as “his and hers” flex spaces. Every detail of this home speaks to quality, comfort, and quiet luxury—all in one of Red Deer’s most coveted communities.