



GRASSROOTS
REALTY GROUP

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**140 Cosgrove Crescent
Red Deer, Alberta**

MLS # A2238063



\$309,900

| | | | |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| Division: | Clearview Meadows | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bi-Level | | |
| Size: | 928 sq.ft. | Age: | 1982 (43 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Front Drive, Off Street, Parking Pad | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, City Lot, Environmental Reserve, Few Trees, Front Yard, Garden, | | |

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|--------------------|----------------------------|-------------------|-----|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | R-M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island | | |

Inclusions: Shed, Window Coverings

Welcome to this cozy and well-maintained home offering fantastic potential in a quiet and convenient neighborhood! This charming property has seen several important updates over the years, including a newer high-efficiency furnace, hot water tank, 50-year shingles, and low-maintenance vinyl windows, offering comfort and peace of mind for years to come. Step inside to discover beautiful hardwood flooring that flows throughout the main level, creating a warm and timeless aesthetic. The home features two bedrooms on the main floor, providing ideal space for a family, guests, or a home office setup. One of this home's standout features is its location, backing directly onto a tranquil reserve green space with walking paths. You'll love the privacy and the opportunity to enjoy morning walks and evening strolls. The basement is partially developed and currently includes a bedroom and a 3-piece bathroom. There's plenty of room left to customize and create the additional living space you've always wanted—whether that's a rec room, home gym, or media lounge. The landscaped yard adds curb appeal and includes a convenient front parking pad. Located just minutes from the Collicutt Centre, schools, parks, and shopping, this home puts everything you need within easy reach while still offering the serenity of a tucked-away residential spot. Whether you're a first-time buyer, investor, or someone looking to put their personal touch on a great home in a fantastic location, this is an opportunity you won't want to miss!