



GRASSROOTS
REALTY GROUP

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**30 Caribou Crescent
Red Deer, Alberta**

MLS # A2239493



\$659,000

| | | | |
|------------------|-----------------------------------|---------------|------------------|
| Division: | Clearview Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,700 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Many Trees | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar | | |

Inclusions: Dishwasher (Basement) Fridge (Basement)

BETTER THAN NEW ‐ Thoughtfully Upgraded Family Home! From the moment you step inside, you'll appreciate the attention to detail and custom features throughout. The open-concept main floor is designed for both comfort and entertaining, showcasing a dream kitchen with quiet-close cabinetry, a massive island with breakfast bar, and a spacious dining area‐complete with bench seating and hidden storage. The cozy living room features a gas fireplace framed by a locally milled Red Deer Poplar mantle, and accent walls adding warmth and charm. Upstairs, the primary suite offers a true retreat with a spa-like ensuite‐double sinks, heated tile floors, and a large tiled shower‐all connected to a walk-in closet and conveniently located second-floor laundry (soundproofed for peace and quiet). Two additional bedrooms, including one also soundproofed, complete the upper level. The fully finished basement is an ideal hangout space with a custom theatre wall, a wet bar, a fourth bedroom, and a stylish bathroom with another oversized tiled shower. In-floor heating keeps the space cozy year-round. Outside, enjoy a beautifully landscaped yard mature trees, raised flower beds, a covered deck, and a lower concrete patio with roughed-in wiring for a hot tub. The oversized attached garage features 11' ceilings, an 8' door, and direct access to an impressive mudroom with tons of storage. Extras include: triple-pane windows, upgraded insulation, radon mitigation, and extensive soundproofing throughout. Ideally located just a short walk to an elementary school, scenic pathways, and all the amenities of Clearview Market-this one truly stands out!