



GRASSROOTS
REALTY GROUP

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**974 Kipling Crescent SW
Redcliff, Alberta**

MLS # A2240705



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,772 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Heated Garage, Parking Pad, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Gazebo		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Dry Bar, Granite Counters, Kitchen Island, Skylight(s), Sump Pump(s), Walk-In Closet(s)		

Inclusions: attached wood shelves and cabinets in garage, built in speakers in basement (as is), colour changing lights (basement, bonus room, and gazebo, 4 season gazebo, shed, underground sprinklers, electric fireplace in basement, garage heater

Welcome to this meticulously designed 2-story home that offers both comfort and convenience in a prime location! With a spacious layout, high-end finishes, and tons of thoughtful details, this home provides everything you need and more. Located near schools, walking paths, and a golf course, it's the perfect place to create lasting memories with your family. When you first walk in, you're greeted by a large living room that seamlessly flows into the dining room and kitchen—ideal for family gatherings and entertaining. The kitchen is a chef's dream, featuring granite countertops and newer appliances. Equipped with an induction stove/oven, it combines style and functionality, while the easy-tap sensor kitchen sink adds a modern touch. Off the kitchen, you'll find a conveniently located half bath with double vanity—perfect for guests. There's also a built-in cabinet and desk space, ideal for home office work or study. Every corner of this home is designed with comfort and organization in mind. The second floor has a bonus room above the garage, a versatile space that can be used as a playroom, home office, or a space for guests. This large area also houses the washer and dryer, making laundry day easier and more convenient. Down the hall, you'll find two spacious bedrooms, each offering ample closet space, and a 4-piece bathroom. The primary bedroom is a true sanctuary, with huge windows that offer a peaceful view of the beautiful olive tree in the front yard. It also features a 3-piece ensuite, providing a private retreat to unwind at the end of the day. The fully finished basement offers even more living space. A large living room with a kitchenette area—complete with a counter, cabinet, and fridge—provides endless possibilities. Imagine adding a wet bar in the future to enhance your entertainment options! The basement also features a large

storage area with built-in shelves, keeping all your seasonal items and extra belongings neatly organized. The utilities room comes with a light sensor, making it easy to access your systems at all times. The home also boasts a single car garage (24' x 12') with 11-foot ceilings—perfect for larger vehicles or additional storage. It comes complete with a workbench, cabinets, and shelves, ensuring that your garage stays organized and functional. Step outside to your beautifully landscaped backyard—an oasis for relaxation and outdoor entertaining. A deck with pergola creates the perfect space for dining or lounging. For year-round enjoyment, a 4-season gazebo (144 sq. ft.) sits on its own foundation. This charming space features large windows, a sliding screen door, and a wood-burning fireplace, providing warmth and ambiance during any season. The gazebo also has a hookup for an AC unit, ensuring comfort in the summer months. Next to the gazebo, there is a large shed (8' x 16') for all your storage needs, and additional closed storage space is located under the deck for even more room to keep your outdoor gear.