



GRASSROOTS
REALTY GROUP

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

**91 Cooper Close
Red Deer, Alberta**

MLS # A2241448



\$459,900

Division:	Clearview Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,301 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: -fridge -stove -built-in dishwasher -built-in microwave -washer -dryer -all window coverings -t.v. wall mount(s) -garage door opener -garage door control(s) -central vacuum + attachments -security system + hardware -play structure -gazebo

Beautifully Finished 2-Storey in Sought-After Clearview Ridge with Detached Garage! Nestled in a quiet close in the heart of Clearview Ridge, this fully finished 2-storey home offers the perfect blend of comfort, style, and convenience. Just steps from shopping, schools, parks, and scenic walking paths, it's an ideal fit for young families or anyone looking for a vibrant yet peaceful community. A charming front veranda welcomes you, setting the tone for the warmth and character inside. Step into a spacious foyer complete with built-in lockers and a coat closet for practical everyday living. The main floor living room is truly showstopping, featuring rich laminate flooring, a stunning bay window that floods the space with natural light, and a gorgeous stone-faced gas fireplace flanked by custom built-in shelving—perfect for cozy evenings and entertaining alike. The kitchen is a chef's dream with richly stained cabinetry, a full tile backsplash, raised eating bar, corner pantry, and stainless steel appliances. The adjoining dining area flows seamlessly, making hosting a breeze. Upstairs, you'll find upgraded railings and a layout that continues to impress. The spacious primary bedroom serves as a true retreat with bay windows, a walk-in closet, and direct access to a 4-piece bathroom. Two additional generous bedrooms and a full bath complete the upper level. The fully finished basement adds even more living space, boasting a large family room, a fourth bedroom, another 4-piece bath, tons of storage, and a fun built-in kids' play fort. You'll also find a high-efficiency furnace, on-demand hot water, central vacuum system, and rough-in for in-floor heat. Out back, enjoy summer BBQs on the large deck featuring an upgraded gazebo. The newly constructed 20x24 detached garage includes a 220V line—ideal for EV charging. Freshly

repainted throughout, this home shows pride of ownership and is move-in ready.