



GRASSROOTS
REALTY GROUP

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**48 Connaught Crescent
Red Deer, Alberta**

MLS # A2242201



\$749,550

Division:	Clearview Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,759 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: 2 x T.V. wall mounts, B.I. shelving in garage, swim pool

FABULOUS OVERSIZED MODIFIED BI-LEVEL ~ BACKING ON TO A PARK with a TRIPLE ATTACHED GARAGE!! This beautiful home resides in an upscale area in Clearview Ridge, with all amenities including WALKING AND BIKE TRAILS, shopping, restaurants and schools in the neighbourhood. From the moment you walk in to the large front foyer you'll be impressed with the fit, finish and layout of this quality home. The gorgeous custom kitchen features a large centre island with eating bar, granite counter tops, stainless appliances including gas stove, walk-in pantry and elegant modern cabinetry. The open concept main level includes a large dining space nicely connected to the kitchen and a lovely living-room highlighted by built in display shelves, custom gas fireplace and coffered ceilings. There are 3 bedrooms on the upper levels including 2 large main floor bedrooms and above the garage, the spacious main bedroom suite with a luxurious 5 pce ensuite with dual vanities, air tub, separate shower and a large walk-in closet. The laundry is located conveniently off of the main bedroom, but laundry hook ups are also in the basement. Flooring consists of top quality laminate and tile which is easily maintained and durable. The basement is perfect for entertaining family and friends with a huge family room, custom wet bar with additional built in cabinetry and 2 bar fridges, 2 large bedrooms and a full 4 pce bath. There are 9' ceilings and large windows plus in-floor heat for warmth and comfort year round. Other great features of this fine home include central air conditioning, a large rear deck and the SWIM POOL will stay with the house!