



GRASSROOTS
REALTY GROUP

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**70 Langford Crescent
Red Deer, Alberta**

MLS # A2242843



\$564,900

Division:	Lancaster Green		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,413 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, No Smoking Home		

Inclusions: Firepit, Shed, 2 Garage Door Remotes

****Walkout Bungalow in Desirable Lancaster**** Falcon built walkout bungalow nestled in a quiet crescent in the prestigious Lancaster Green area, backing onto an expansive green space (that's right - no neighbor's behind). As you enter, you're welcomed by a spacious foyer leading to a open floorplan and vaulted ceilings! The renovated kitchen features ample cupboards, large island with dual sinks and water filtration system, quartz countertops, a walk-in pantry and stainless appliances, perfect for culinary enthusiasts. The designated dining area leads to a deck with natural gas hook up and is perfect for entertaining and enjoying views. The living room, equipped with a cozy gas fireplace also boasts large windows flooding the area with natural light. The primary bedroom features an ensuite with a corner jetted tub and separate shower. An additional 4pc bathroom, main floor laundry and office / bedroom complete the main floor area. For entertainment, the lower level includes a wet bar and a spacious rec room that leads to the landscaped back yard complete with poured concreted patio and firepit. The downstairs walkout also features 2 more bedrooms, 4 pc bathroom, big bright windows, storage and in-floor heat. Key upgrades and extra features include: complete kitchen renovation in spring 2021, main floor laundry, central air conditioning, CAT5 wiring, built-in speakers, tall arched windows, art niches, hardwood & tile flooring, and updated hot water tank in fall of 2020. The property includes a fully finished and heated double attached garage and benefits from close proximity to local schools like Saint Francis Middle School, enhancing its appeal for families. This home not only offers a family friendly living environment but also integrates practical amenities for everyday

convenience, making it an ideal choice for those seeking style, comfort, and functionality.