



**GRASSROOTS**  
REALTY GROUP

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

**39 Daniel Crescent  
Red Deer, Alberta**

**MLS # A2244943**



**\$699,900**

|                  |                                                                       |               |                   |
|------------------|-----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Devonshire                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                     |               |                   |
| <b>Style:</b>    | Bungalow                                                              |               |                   |
| <b>Size:</b>     | 1,386 sq.ft.                                                          | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 4                                                                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                             |               |                   |
| <b>Lot Feat:</b> | Back Lane                                                             |               |                   |

|                    |                                                                                                                                                                                                                                                      |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                                                                                              | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Tile, Vinyl Plank                                                                                                                                                                                                                          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Shingle                                                                                                                                                                                                                                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                                                                                                       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                                                                                                                                                                                            | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Garage door opener and 1 remote, shed, alarm system                                                                                                                                                                                                  |                   |     |

Immaculate executive bungalow in a fantastic neighbourhood! If you're looking for a great design and excellent finishing, 39 Daniel Crescent might be the perfect fit. A spacious tiled entry will welcome it's new owners to a bright and airy open concept main level with hardwood floors and a beautiful chef's kitchen with quality cabinetry, a large center island with eating bar, granite countertops, corner pantry and stainless appliances. There is a generous dining area for family meals, and the connected living room features custom niches and a gas fireplace. The natural light provided by the large bank of south facing windows creates a warm and inviting atmosphere, there is a 2 pce bath on the main level and main floor laundry. There is a main floor office/bedroom, as well as the roomy main bedroom with trayed ceiling, walk-in closet and luxurious ensuite with a separate shower and soaker tub! The basement is fully finished with vinyl flooring, infloor heat, rec room, a large bedroom and 2 other flex rooms that could be used as bedrooms (no closets), exercise room, office, crafts, etc. There is also a full bath downstairs plus a storage room. The double front attached garage has 220 wiring, the yard is fenced and beautifully landscaped and includes a 10x20 shed/workshop with 6 ft door - perfect for toy storage! There is a private rear deck, secluded pergola area, stamped sidewalks, a brick patio and space for RV parking at the side of the house! Other notable upgrades include central AC, newer shingles, the hardwood was installed in 2021, and new kitchen island in 2018. Deerpark is a terrific neighborhood with all amenities nearby!!