



GRASSROOTS
REALTY GROUP

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39 Memorial Parkway
Rural Red Deer County, Alberta

MLS # A2247950



\$689,900

| | | | |
|------------------|--|---------------|------------------|
| Division: | Liberty Landing | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,080 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Front Drive, Heated Garage | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L | | |

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|--------------------|--|-------------------|-------------|
| Heating: | Fireplace(s), Forced Air | Water: | Other |
| Floors: | Carpet, Vinyl | Sewer: | Other |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 29-37-27-W4 |
| Exterior: | Concrete, Stone, Vinyl Siding | Zoning: | DCD-9A |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Visit REALTOR® website for additional information. This exceptional custom-built residence with A/C showcases over \$100,000 in premium upgrades and an unparalleled attention to detail. The heated double attached garage—finished with epoxy flooring—doubles as a refined man cave or extra storage, while the home's prime location backs directly onto tranquil green space. In sought-after Liberty Landing, Red Deer County—close to everything you need and enjoying the advantage of lower taxes. Step inside to a bright, open-concept main level with 9 foot ceilings & beautiful views. The living room, anchored by a stylish fireplace, flows seamlessly into the chef-inspired kitchen featuring a large island with breakfast bar, gleaming quartz countertops, upgraded tile backsplash, walk-in pantry, and an elegant dining area with glass doors opening to the deck for enjoying the outdoors. The main level also has a mudroom and 2 pc bath for convenience. Upstairs, a versatile loft connects to 3 bedrooms and 2 full baths, including the luxurious primary suite with walk-in closet and spa-inspired 5-piece ensuite. The convenience of an upper-level laundry adds to the thoughtful design. The fully finished lower level offers a spacious recreation room with a fireplace, & two more bedrooms—perfect for guests or extended family. Outside, the partially covered deck invites year-round relaxation while capturing the stunning, uninterrupted views of the surrounding green space. This home seamlessly blends refined design, modern comfort, and a coveted location—offering an extraordinary lifestyle