



**GRASSROOTS**  
REALTY GROUP

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**20 Kendrew Drive  
Red Deer, Alberta**

**MLS # A2252724**



**\$419,900**

<b>Division:</b>	Kentwood West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bookcases, Dry Bar, Pantry, Wood Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** cement patio furniture, pool table

Be the first to enjoy this truly custom-designed home, where every corner has been thoughtfully crafted with pride. From the moment you arrive, it's clear this is no ordinary home. A one-of-a-kind front yard welcomes you with a striking water feature and a generously sized front deck a perfect spot for morning coffee or an evening wind-down. Step inside and be instantly impressed by the floor-to-ceiling brick feature wall, highlighted by a unique porthole-shaped window that brings in natural light. Upstairs, the living room makes a statement with a warm wood feature wall and oversized cantilever with windows that draw in the outdoors. Just a few steps up, the freshly renovated open-concept kitchen features stunning new wood counter tops and plenty of space to unleash your culinary creativity. Tucked quietly at the back of the home, the primary bedroom offers views of your, private yard. A second bedroom has been thoughtfully converted into an office but can easily serve as a guest or child's bedroom, with plenty of storage for toys or space for learning. A four-piece bathroom completes this level. The lower level is designed for relaxed living and entertaining. The large family room features a built-in bar with a shiplap backsplash and a pool table that stays with the home. Two additional bedrooms offer space for everyone. One is currently styled as a library/study in calming tones, ideal for reading or creative pursuits. A second full bathroom and a convenient laundry area round out the basement. Out back, your private garden awaits. A cozy corner sitting area offers the ideal spot to unwind on a Friday evening and forget the world. Along the side of the home, you'll discover a hidden entertaining nook featuring cement seating surrounded by lush greenery. A side yard, ready for trailing vines or climbing roses, offers the perfect opportunity to create your very own

storybook-style garden path.