



**GRASSROOTS**  
REALTY GROUP

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

**300 Lampard Crescent  
Red Deer, Alberta**

**MLS # A2253636**



**\$560,000**

<b>Division:</b>	Lancaster Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,832 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Landscaped, Lawn, No Neighbour		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** 2 garage door remotes, Shed, Desk in basement, Garage fridge, Garage sink, Garage cabinet/workbench, Can crusher

Beautifully maintained former show home is sure to impress! 3 bed+den & 3 bath, over 1831 square feet plus the finished basement, with features such as A/C, heated garage, & a walkout - all while backing onto a large green space that has a paved walking path! From the stamped concrete driveway, to the lush backyard, you are going to appreciate all that this property has to offer. Front living room has large windows, acacia hardwood flooring and vaulted ceilings. The dining area is open to both the family room & the kitchen, where there is maple cabinets, a newer gas stove that's properly vented out, a curved island with seating, corner sink, ceramic tile floors, and a double sliding glass door to the no-maintenance deck. You will love spending time out here, admiring the yard and green space through the glass panels and utilizing the gas line for either your BBQ or fire table needs. The upper level of this home features the primary bedroom that has a walk-in closet, and 4 pc ensuite with jetted tub & separate shower. A second bedroom and 4 pc bathroom complete upstairs. New carpet was professionally installed in 2023 on this level. The family room a few steps down from the kitchen has a gas fireplace and patio doors leading to the yard. There is a third bedroom and 3 pc bathroom with laundry that complete this space. Heading down to the basement you'll find a large rec space/tv area, den, and a ton of storage room. There is the bonus of underfloor heat as well. One of the water tanks (supplying the house) was replaced in April 2025. The furnace was replaced in November 2024. The attached double garage is insulated and heated by in-floor heat. The owners also added a sink that properly drains with hot/cold tap that will come in handy whether you are cleaning your vehicles or outdoor gear. There are two central vacuums; one in the house and one in the garage. The

yard is a key feature - offering privacy, mature landscaping, stone patio, underground sprinklers, and views of the green space. There is a storage shed along the east side of the house & additional storage under the deck. This home is just a few minutes walk to so many amenities (Recovery Lab, Saint Mary Walk-in Clinic, F45, Doctors Eyecare, and Lume Dental to the North and the East Hill shopping centre to the South).