



**GRASSROOTS**  
REALTY GROUP

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

**297 Carrington Drive  
Red Deer, Alberta**

**MLS # A2253879**



**\$535,000**

<b>Division:</b>	Clearview Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,903 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Few Trees		

**Heating:** In Floor Roughed-In, Forced Air

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Stone, Vinyl Siding, Wood Siding

**Foundation:** Poured Concrete

**Features:** Built-in Features, Open Floorplan, Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Refrigerator, stove, dishwasher, microwave, washer, dryer, shed, garage door remote x 1, water softener (as-is).

Say hello to convenience, space, and comfort! This beautiful 2-storey home offers a fantastic floor plan paired with modern lifestyle features. The main floor has 9 ft. ceilings throughout and an open-concept design that seamlessly connects the kitchen, dining, and living room. The kitchen offers an abundance of counterspace and storage, plus a newer dishwasher (2019). There's also a walk-through mudroom connects directly to the attached garage and pantry—perfect for extra freezers, storage, and coat hooks. From the dining area, step out the garden door to the fully fenced yard, complete with a deck (with gas line for BBQ) and a shed. The spacious living room features a cozy gas fireplace, and a convenient powder room completes the main floor. Upstairs, you'll love the large bonus room, dedicated laundry room with counter space & cabinetry, 3 bedrooms, and 2 full bathrooms. The primary bedroom easily fits a king-sized bed and offers a large walk-in closet plus a 4-piece ensuite bathroom. The basement is ready for your finishing touches. Additional features include: an attached garage with rough-in for heat (fully drywalled & painted), new washer & dryer (2024), and excellent location close to walking trails, dog park, golf, shopping, restaurants, schools, pickleball court and more!