



GRASSROOTS
REALTY GROUP

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**176 Daniel Crescent
Red Deer, Alberta**

MLS # A2254829



\$734,900

Division:	Devonshire		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,743 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Attached, Double Garage Detached, Driveway,		
Lot Size:	0.22 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Fruit Trees/Shrub(s), Landscaped		

Heating:	High Efficiency, In Floor, Fireplace Insert, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Stove, Microwave Hood Fan, Dishwasher, Kitchen Fridge (as-is), Basement Fridge, Garage Bar Fridge, Central A/C, Two TVs with Wall Mounts, Ceiling Fans, Washer, Dryer, Shed (attached), Wood Shed, Garage Door Openers (2), Garage Door Remote (1)

This is NOT your average bi-level! This custom-built home offers quality craftsmanship, unique features and a fantastic floorplan. The large entrance showcases a stainless-steel stair railing that matches the floor-to-ceiling feature fireplace in the living room. Vaulted ceilings and large windows add great natural light. The spacious kitchen is a chef's delight with beautiful cabinets, a double pantry, a raised eating bar and views of the park! Check out the convenient coffee servery beside the pantry or use it as an office niche. Entertaining guests is easy in the large dining area or on the sunny back deck overlooking the park. The primary bedroom shares the same great view and easily accommodates king-sized furniture. The second bedroom on the main level holds the best surprise: an artist loft space and secret reading room to retreat and treasure. Downstairs provides walk-out access to a covered, stamped concrete patio ideal for relaxing and enjoying a yard filled with fruit trees, bushes and flowers. The basement has three good sized bedrooms, a family room perfect for movie nights plus a large office with a kitchenette. Winters are toasty warm with in-floor heat and a high-efficient furnace (2023) and summers are comfortable with central a/c (2024). This home is nestled on a huge pie-shaped lot that not only backs a park but has RV parking and a second heated garage (24x20). From the gorgeous curb appeal and the incredible outdoor spaces to the large 5-bedroom floorplan, this home offers it all!