



GRASSROOTS
REALTY GROUP

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**15 Eaton Crescent
Red Deer, Alberta**

MLS # A2261729



\$579,900

Division:	Evergreen		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,448 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Low Maintenance Landscaping		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Awning, additional central vac hose		

Welcome Home to this tastefully decorated modern modified Bilevel where style and practicality meet! Close to Riverbend Golf course, High School, shopping, trails!! This home was custom designed and loaded with many extra features to appreciate such as a spacious walk in guest closet at the front entrance that one wouldn't expect to see with a sweet two piece powder room off to the side. The garage is completely finished and heated, main floor offers a bright open kitchen with plenty of cupboards and workspace, **UPGRADED STAINLESS APPLIANCES** with a generous quartz top island to gather around. The dining nook offers a cozy cushioned bench window seat with space for extra storage. The living room provides just enough space for you and your guests to cozy up to the fireplace. Behind the living area we have a thoughtfully designed workspace for the computer or homework desk for the teen! Take a Walk upstairs to the supersized primary bedroom retreat offering a reading space, convenient laundry, a full ensuite with dual sinks and another spacious walk in closet! The basement is fully developed with another large bedroom, a full bath, cozy rec room (with a walk in storage closet in the back) can easily double as another large bedroom if required. The under stair utility room is thoughtfully designed and includes fully operational in floor heat. The maintenance free backyard offers many fruit trees, shrubs and garden boxes for the green thumb in the family. The deck has recently been freshened up with stain and the awning will provide perfect shade for the hot days of summer. This home is a pleasure to show and is a must see in this price range!! There is an annual HOA fee of \$ 130 to take care of the community amenities such as entrance plaza, community gateway, roundabout feature, bridge, waterfall lookout feature, stream bed, plantings and

enhanced lighting.