



GRASSROOTS
REALTY GROUP

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**709 Cypress Lane
Springbrook, Alberta**

MLS # A2262163



\$465,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,296 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DCD-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
Inclusions:	Shed		

UPGRADES GALORE! This fabulous two-story in Springbrook offers far more than you’d expect in a starter home, with HIGH END finishes and thoughtful upgrades at every turn. Built in 2013, this home welcomes you with an open concept main floor featuring QUARTZ countertops, a LARGE ISLAND with extra seating, a full counter to ceiling tile backsplash, a cozy GAS FIREPLACE, IRON SPINDLE railings, and a spacious PANTRY. The upstairs level offers a bright and comfortable primary retreat with a 4 piece ensuite, along with additional bedrooms and a full bath designed for family living. The FULLY FINISHED basement, completed in 2018, adds even more living space with high end CERAMIC TILE, a projector screen with SURROUND SOUND for movie nights, and roughed in in-floor heating. Other upgrades in this home include a brand new hot water tank, and TOTO toilets throughout. Outside, the curb appeal shines with HARDY BOARD detailing, while the COVERED FRONT DECK wraps around the side with durable COMPOSITE DECKING and iron railings. The PRIVATE backyard is designed for low maintenance enjoyment with a full poured concrete pad ideal for outdoor furniture or a hot tub, a FENCED YARD, tall trees, garden plot, and a shed on a concrete base. The OVERSIZED 25 x 24 DETACHED GARAGE, built in 2017, provides excellent parking or workshop space. Springbrook is a quiet and welcoming community just 5 minutes from South Red Deer, offering lower property taxes, family friendly parks, playgrounds, sports fields, and skate park. With the Red Deer Regional Airport undergoing expansion and community amenities continuing to grow, Springbrook combines small town charm with excellent access to city conveniences along with LOWER TAXES - the perfect place to call home!

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