



GRASSROOTS
REALTY GROUP

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

**30 Comfort Close
Red Deer, Alberta**

MLS # A2266779



\$579,900

Division:	Clearview Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,950 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum		

Inclusions: Fridge, Stove, Microhood, Dishwasher, Washer, Dryer, Ceiling Fan(s), Garage Door Opener + Remote, All Window Coverings, Central Vacuum + Attachments, Murphy Bed (no mattress), Projector & Screen, Water Softener, Shed, Swing Set, Playhouse, Garden Boxes

Immaculate Fully Developed 2 Storey with Attached Double Garage on a Quiet Close in desirable Clearview Meadows! Step inside and you're greeted by the vaulted wood accented ceiling, a floor-to-ceiling stone masonry mantle that surrounds a natural gas-fireplace in the front living room, plus a beautifully updated staircase with white railing & wood paneling accenting the stairs. From the bright east facing living room is access to the formal dining room and kitchen. The kitchen is complete with stainless appliances, tile backsplash, and a breakfast nook. Off of the kitchen you will find the main floor laundry, access to the backyard, and an additional family room with built-in shelves and gas fireplace. The main floor is complete access to front attached double garage and a 2-pc washroom. Upstairs you will find the oversized primary bedroom, complete with double closets, built-in vanity, and 3-pc ensuite. There are 2 additional bedrooms and a 4-pc bathroom that complete the 2nd floor. The basement boasts a large rec room complete with a built-in Murphy Bed, Projector & Screen. There is a 4th bedroom and plenty of storage space in the utility room and under the stairs. The west facing backyard oasis is fully fenced and landscaped. This pie-shaped lot backs onto a greenspace / park. Enjoy the mature, private backyard from your maintenance free Trex deck with additional stone patio. The yard is complete with are raised garden boxes, fruit trees, shed, playhouse & swing set. Recent Updates: Fridge (2025), Dishwasher (2024), Vinyl Plank Flooring, Paint, Baseboards.