



GRASSROOTS
REALTY GROUP

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**89 Connaught Crescent
Red Deer, Alberta**

MLS # A2269208



\$699,900

Division:	Clearview Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,282 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Street Lighting		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Garage heater, window blinds, floating shelves in living room

A Divine Find! This stunning and expansive 2-storey home boasts a premium location backing onto beautiful treed trails that lead directly to the Gaetz Lakes and Kerrywood Nature Centre. Enjoy the serenity of nature right out your back door while remaining conveniently close to schools, shopping, golf courses, and all major amenities. Step inside to an inviting open-concept main floor featuring engineered hardwood throughout the entire home — that’s right, no carpet in this house! The gorgeous kitchen offers timeless white cabinetry with updated hardware and crown molding to the ceiling, quartz countertops, a full tile backsplash, and a custom-covered hood fan over the gas stove. There's also an in sink garburator & beverage cooler. A convenient walkthrough pantry leads to the mudroom off the heated attached garage. The bright dining area and living room are beautifully connected, highlighted by a gas fireplace with a stylish feature wall — all overlooking the large, fenced yard. A convenient laundry room, 2-piece bath, and a generous front entry with an open staircase complete the main floor, creating a grand yet comfortable atmosphere. Upstairs you’ll find three well-proportioned bedrooms, a sizable bonus room, and two full bathrooms. The primary suite offers peaceful treed views, a walk-in closet, and a 5-piece ensuite. The unfinished basement awaits your ideas, with ample space for a future bedroom, family room, and bathroom (roughed-in). Additional features include several brand-new light fixtures, in-floor heat rough-in, central A/C, Nest thermostat, a gas line on the deck for your BBQ, and all appliances (fridge, stove, dishwasher, microwave, washer, and dryer) are included. This is truly a home that checks all the boxes — comfort, style, location, and long-term value!

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