



GRASSROOTS
REALTY GROUP

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**404, 125 Caribou Crescent
Red Deer, Alberta**

MLS # A2270202



\$309,900

Division:	Clearview Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,109 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Garage Door Opener, Heated Garage, Insulated, Oversize		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 282
Basement:	None	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Chandelier, Closet Organizers, Granite Counters, High Ceilings, Pantry, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: FRSIGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, GARAGE DOOR OPENER & CONTROL

IMMEDIATE POSSESSION AND MOVE IN READY TOWNHOME ~ FULLY DEVELOPED 2 BEDROOMS, 3 BATHROOMS ~ HEATED ATTACHED GARAGE ~ A sun filled foyer with vinyl plank flooring welcomes you to this well cared for home ~ The living room features 9 ft. ceilings, vinyl plank flooring, a storage closet and floor to ceiling south facing windows that fill the space with natural light ~ The eat in kitchen offers a functional layout with an abundance of custom cabinets with pull out drawers, ample granite counter space, full tile backsplash, walk in pantry with floor to ceiling shelving, and large windows above the sink ~ Garden door access to the covered deck with glass and aluminum railings, vinyl waterproofing and a gas line for your BBQ or patio heater ~ 2 Piece bathroom ~ Two primary bedrooms with vaulted ceilings are both a generous size and can easily accommodate king size beds, have ample closet space and have 4 piece ensuite ~ Conveniently located laundry is on the same level as the bedrooms ~ Heated attached garage is insulated, finished with painted drywall and has a man door leading to a courtyard with a playground ~ Walking trails just in front leads to Gaetz Lakes Sanctuary and connects to Red Deer's extensive trail system ~ Walking distance to multiple shopping plazas with all amenities including grocery store, tons of restaurants, medical, clothing shops and more, plus multiple schools and parks all steps away ~ Convenient Clearview Ridge location offers easy access to downtown, and highways.