



**GRASSROOTS**  
REALTY GROUP

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**22 Denovan Crescent  
Red Deer, Alberta**

**MLS # A2272926**



**\$539,900**

<b>Division:</b>	Deer Park Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,116 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** -fridge -stove -built-in dishwasher -hood fan -microwave -window coverings -washer -dryer -garage door opener -garage door control(s) -central vacuum + attachments -storage shed

Nestled in one of Deer Park's most prestigious and sought-after areas, this BEAUTIFULLY RENOVATED, FULLY FINISHED 2-storey home showcases exceptional pride of ownership, thoughtful design, and high-quality upgrades throughout. From the moment you step inside, you're welcomed by an impressive open-concept main floor, highlighted by a stunning 2-storey foyer and gleaming hardwood floors. The home offers two inviting main-floor living spaces, including a sun-filled front room with a gorgeous bay window and a cozy family room featuring custom built-ins, a wood-burning fireplace, and patio doors leading to the beautifully landscaped yard. A formal dining room provides the perfect setting for hosting family and friends. The kitchen will delight any home chef with its raised cabinetry, full tile backsplash, centre island, stainless steel appliances, and convenient pantry. The adjoining dining area seamlessly blends with the kitchen and family room, creating an ideal layout for everyday living. The grand staircase leads to a bright upper level complete with a skylight, two generous kids' bedrooms, an upper-floor laundry room, and a full 4-piece bath. The luxurious primary suite is truly a retreat, featuring a renovated spa-inspired ensuite with a sunken jetted tub, custom tiled 4-piece shower, double sinks, and a spacious walk-in closet. The fully finished basement offers even more functional space with a large recreation room perfect for movie nights, an area for workout equipment, a sizeable fourth bedroom, a storage room, and an additional full bathroom. The south-facing backyard is beautifully maintained and designed for relaxation, complete with a spacious upper deck, a lower patio, mature trees for added privacy, and room for summertime entertaining. This home has been meticulously updated over the years with an

extensive list of upgrades, including: full Poly-B plumbing replacement (2021), professional repainting (2021), new light fixtures (2022), new electrical panel (2021), plantation shutters throughout (2018), approx. \$30,000 in windows & doors (2017), hot water tank (2015), shingles (2014), renovated bathrooms (2013/2015), new garage door, eavestroughs & downspouts (2020), newer hardwood and tile on the main floor, and a newer treated wood deck. A rare opportunity to own a beautifully renovated home in a coveted location—move-in ready, meticulously cared for, and designed for modern family living.