



**GRASSROOTS**  
REALTY GROUP

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**12 Irving Crescent  
Red Deer, Alberta**

**MLS # A2273012**



**\$539,900**

<b>Division:</b>	Inglewood West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Fridge, Gas Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Built-In Vac & Attachments, Garage Door Opener & 1 Control, Electric Fireplace, Tv Mount, Phantom Screen, A/C Unit, Water Softner

Immaculate bi-level home fully finished from top to bottom with every space maximized for function. Located in a family friendly community with quick access to schools, parks plus shopping amenities. Professionally landscaped not only for lovely curb appeal but also offers a low maintenance lifestyle. The welcoming front entrance offers plenty of space to greet guests in style but also provides room for boots, bags and everyday flow. Enjoy the sun filled living space enhanced by vaulted ceilings for a spacious, uplifting feel. Timeless antique white cabinets elevate the kitchen, which opens beautifully to the dining area for an elegant, cohesive space. Kitchen is also complimented with a raised eating bar, wrap around counter space, pantry closet plus an upgraded insert gas stove. Generous main bathroom offers a large full length vanity with storage cupboards and drawers. Primary bedroom is roomy enough for a King size bed, dual closets for all your attire plus your own private three piece en suite for added comfort. Additional main floor bedroom is great for guest or even a nice studio/office space for yourself. Head down to the finished basement and find a large yet cozy family room where everyone can relax, play or spend quality time together. Two additional bedrooms ideal for extended family over the holidays or for the independent teens looking for their own sanctuary. Basement bath is also enhanced with a roomy walk in shower great for limited mobility plus large vanity as well. Enjoy the comforts of the under floor heat during these colder months ahead but also relish in the summer with the AC once the warm weather hits. Other upgrades were newer shingles approx 7-8 years ago, updated furnace, both Hot Water tanks have been replaced plus a Ecowater conditioning system installed. The attached garage with in floor heat is especially appreciated this

time of year with evaporation pit for snow melt. A nice size back patio offers a gas line for the bbq plus additional closed storage underneath excellent for the patio furniture. The well placed columnar trees give added privacy to the back yard plus the additional features of a small RV parking area, dog run plus the extra garden storage shed add to the value experience of the yard. Make this house your home for the holidays.