



**14 Sherwood Crescent  
Red Deer, Alberta**

**MLS # A2278810**

**\$519,900**

<b>Division:</b>	Sunnybrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,068 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Wired for Sound		
<b>Inclusions:</b>	Basement Fridge, Stove & Dishwasher, HOT TUB		

Welcome to an at-home dream that checks all the boxes and then casually adds a few extras to SHOW OFF! Tucked away on a large fully fenced lot in a QUIET NEIGHBORHOOD, this LEGALLY SUITED home backs on to a WEST EXPOSURE, giving you peaceful views, PRIVACY, and a little slice of nature right outside your door. The yard is a standout- lush perennials, mature trees, and plenty of space to relax or entertain. Fire up the grill with built in BBQ HOOKUPS and enjoy summer in your back yard oasis. Inside, the main floor is WARM, STYLISH and WELCOMING. You'll find two comfortable bedrooms and a four-piece bathroom, all grounded by gorgeous MAPLE HARDWOOD FLOORING. The OPEN CONCEPT layout flows beautifully, highlighted by EXPRESSO maple cabinetry, ice maker water line to the fridge, EAT UP ISLAND, stunning full backsplash and a SPACE THAT IS AS FUNCTIONAL AS IT IS INVITING! The fully developed basement is LEGALLY SUITED since 2011, featuring two spacious bedrooms, kitchenet, and beautiful living area. This suite has a PRIVATE SIDE ENTRANCE for convenience. LOCATION WISE? A skip, hop and jump to the elementary school, major bus routes, paved walking trails, evening strolls and weekend adventures right out your door! The extraordinary CURB APPEAL stops you in your tracks. The landscaping is immaculate, the exterior is polished, and you instantly know this is a home that has been exceptionally cared for. A true sense of ownership here, not just maintained but genuinely LOVED! Other great features include: new double patio doors off master bedroom, built in maple cabinets in master, gas hook ups for BBQ, HEATED 26'x24' garage, high efficiency furnace 2007, shingles and windows 2007, upgraded electrical panel, BUNGALOW, water softener, central vacuum, FENCED YARD. A Solid

home that just feels right, all in the DESIREABLE SUNNYBROOK!