



**78 Caribou Crescent
Red Deer, Alberta**

MLS # A2282941



\$749,900

Division:	Clearview Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,385 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Irregular Lot, Landscaped		

Heating:	High Efficiency, In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Track Lighting, Vinyl Windows, Wet Bar		
Inclusions:	none		

Welcome to this exceptional custom-built two-storey home located in the highly sought-after community of Clearview Ridge, at 78 Caribou Crescent. Built in 2015, this fully developed residence offers over 2,400 sq. ft. of above-grade living space, perfectly designed for modern family living. With 5 bedrooms and 3.5 bathrooms, there is plenty of room for everyone. The impressive entrance welcomes you into a thoughtfully designed main floor featuring a stunning two-sided rock-faced fireplace that adds warmth and character. The spacious kitchen is ideal for entertaining, complete with granite and quartz countertops, ample cabinetry, and generous prep space. An inviting spiral staircase leads you to the second floor, where you'll find a bright bonus room flooded with natural light. The primary suite is a true retreat, offering a spacious ensuite and walk-in closet. The fully developed lower level includes a wet bar, perfect for hosting family and friends. Backing onto a mini park and green space, this home provides both privacy and beautiful views. Ideally located in the heart of the city, close to restaurants, schools, parks, banks, and walking trails, with easy access to both the north and south sides—this is truly a great location and a home you won't want to miss!