



**78 Caribou Crescent  
Red Deer, Alberta**

**MLS # A2282941**

**\$749,900**



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

<b>Heating:</b>	High Efficiency, In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b> Wet Bar	Breakfast Bar, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Track Lighting, Vinyl Windows,		
<b>Inclusions:</b>	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!