



**144 Wiley Crescent  
Red Deer, Alberta**

**MLS # A2288813**



**\$589,900**

<b>Division:</b>	Westlake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,875 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Environmental Reserve, No Neighbours Behind, Standard Shaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Shingle Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		

**Inclusions:** TV in bonus room, TV in living room, TV mount in basement, any attached shelving, bike hooks, alarm hardware (Telus-no contract), bar fridge, bar microwave,

Take a look at this magnificent walkout two-storey home backing onto a pond and scenic walking trails, with Heritage Ranch just minutes away offering even more outdoor trails to explore. Conveniently located near Red Deer Polytechnic, this home offers the perfect blend of nature, comfort, and accessibility. The main floor features an open-concept design with a spacious living room showcasing hardwood flooring, a cozy gas fireplace, and a large window overlooking the backyard and pond. The kitchen is beautifully finished with ceiling-height wood cabinetry, granite countertops, a corner pantry, and a bright dining area with garden doors leading to the upper deck—perfect for enjoying the peaceful views. Completing the main level is a laundry room and convenient 2-piece bathroom. Upstairs you’ll find a huge bonus room, three bedrooms, and two full bathrooms. The primary suite features a walk-in closet and a 4-piece ensuite with a large soaker tub, creating a relaxing retreat. The fully finished walkout basement offers additional living space with a family room featuring a bar, a bedroom with a large walk-in closet, and a 3-piece bathroom. The family room also provides direct access to the lower concrete patio and backyard. The vinyl-fenced yard includes a firepit area, making it perfect for outdoor entertaining. Additional features include central air conditioning, a water softener, exposed aggregate driveway, functional in-floor heating in the basement, a new high-efficiency furnace (2025), and new shingles (2025).