



GRASSROOTS
REALTY GROUP

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**304, 125 Caribou Crescent
Red Deer, Alberta**

MLS # A2294993



\$309,900

Division:	Clearview Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,137 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape, Standard Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Siding

Foundation: Poured Concrete

Features: Granite Counters, High Ceilings, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: \$ 283

LLD: -

Zoning: R-H

Utilities: -

Inclusions: N/A

Welcome to Effortless Living in Clearview Ridge. Experience the perfect blend of modern design and functional luxury in this stunning three-storey townhouse. Forget the shovel and the lawnmower, your condo fees cover landscaping, snow removal, and exterior maintenance (including the roof, windows, and doors), allowing you more time to enjoy life! The main floor impresses with 9-foot ceilings and a sun-drenched, open-concept layout. The chef-inspired kitchen is a true centerpiece, featuring premium granite countertops, a full-height backsplash, and a sleek silgranite sink, all with direct access to a large, partially covered balcony. Upstairs, discover dual primary suites, both featuring dramatic vaulted ceilings and private 4-piece ensuites. Complete with a front-attached garage, upper-floor laundry, and a location just steps from schools, parks, and trails, this home offers incredible value with low condo fees.