



**75 Golden Crescent  
Red Deer, Alberta**

**MLS # A2296386**



**\$469,900**

<b>Division:</b>	Garden Heights		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	941 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 353
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Step into this beautifully designed 940 sq ft BUNGALOW offering stylish finishes, a functional layout, and the convenience of main floor living. Built in 2022, this home blends modern comfort with low maintenance living &mdash; perfect for downsizers & right sizers. The main floor features VAULTED CEILINGS, LUXURY VINYL PLANK flooring throughout, and a bright open concept living space centered around a sleek ELECTRIC FIREPLACE. The Kitchen impresses with QUARTZ COUNTERTOPS, a built in pantry, UPGRADED APPLIANCES including a GAS RANGE, and plenty of workspace for cooking and entertaining. Numerous additional features include 6-inch baseboards, designer Kitchen faucet, SHUTTER STYLE window coverings, and Modern Kitchen Pendant lights. The PRIMARY bedroom is conveniently located on the main level and includes a WALK IN CLOSET and a private ensuite with a custom SPA INSPIRED TILED SHOWER. A 1/2 bath on the main floor adds convenience and includes a rough in for laundry - if you prefer main floor laundry access. Downstairs, the fully developed basement also with Luxury Vinyl Plank flooring (no carpet in this home) has ROUGHED IN IN-FLOOR HEAT and offers a spacious TV / games room, two additional bedrooms, and a full 4 piece bathroom &mdash; ideal for guests, teens, or hobby space. The dedicated laundry room also comes complete with quartz countertops, a sink, cabinets, and extra storage. Outside, enjoy a SOUTH FACING yard and a large approx. 23ft x 10ft patio &mdash; perfect for summer BBQs, relaxing, or container gardening. The DOUBLE ATTACHED GARAGE garage is insulated, painted, and includes STORAGE SHELVING. CENTRAL AIR CONDITIONING keeps the home cool and fresh all summer long. \$352.86 / month Condo fees cover water, sewer, garbage,

recycling, snow removal, lawn maintenance, reserve fund contributions and is professionally managed. PETS ARE ALLOWED with restrictions. Located in Garden Heights &ndash; one of the most sought-after neighborhoods, close to scenic walking trails, parks, schools & all the amenities you need at Clearview Market Square. Find time to view this one you wont be disappointed.