



GRASSROOTS
REALTY GROUP

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**126 Larsen Crescent
Red Deer, Alberta**

MLS # A2296880



\$624,900

Division:	Lonsdale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,687 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Swim Spa and Playground Set, Shelving in Mechanical Room and big screen TV downstairs

BEAUTIFUL 4 BDRM HOME BACKING ONTO A PARK! FULLY UPDATED AND MOVE IN READY! Welcome to this stunning 4 bedroom, 4 bathroom home perfectly located with direct access to the green space behind. Spacious and well cared for, it has been thoughtfully updated throughout and has all the extras - fireplace, air conditioning, central vac, in floor heat, hot water on demand, water softener, and more! The AMAZING custom kitchen is the heart of the home, featuring pantry pullouts, black accent cabinets with in-cabinet lighting, a 7ft+ island with back cabinets, garbage pullout, garburator, osmosis water filter in island, new appliances with ice and water in fridge, multiple USB plug ports, and the sweetest coffee bar! Large living areas provide plenty of room to relax or entertain while enjoying the private green space views. The main floor also offers laundry, 1/2 bath and a great size front entry. Upstairs you will find a big primary with walk-in closet and ensuite, 2 nice-size bedrooms and a full 4 pce bath. Down is a huge family room, office nook, bedroom, 3 pce bathroom and lots of storage. Step outside to your two-tiered deck with a Swim Spa, kids' playset and the wide open space! This is a rare opportunity to own a beautiful home in an incredible location - your chance to enjoy space, comfort, and nature right outside your door! The Collicutt Center, schools and shopping are all nearby in this terrific neighbourhood!!