



**14 Warwick Drive
Red Deer, Alberta**

MLS # A2298069



\$799,900

Division:	West Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,696 sq.ft.	Age:	1977 (49 yrs old)
Beds:	6	Baths:	3 full / 2 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Corner Lot, Creek/River/Stream/Pond, Greenbelt, Landscaped, Private, Views		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, No Smoking Home		

Inclusions: Built-in Microwave-Built in dishwasher-Fridge-Counter-Top-Stove-Washer-Dryer-All Windows Coverings-Garage door opener no controls-2 Pool lounge chairs-Bar fridge-Built in vacuum all attachments-Hot Tub-Storage shed-TV- mounts.

Welcome to West Park Estates — one of Red Deer’s most beautiful and desirable areas to call home. This spacious 2-storey property offers over 3300 sq ft of living space and sits on a rare double lot just steps from some of Red Deer’s best natural amenities. You’re only 1 km from Heritage Ranch, 1 km from the Capstone district, and moments from the Red Deer River trail system. With no neighbors directly across from you or to the north, you’ll enjoy exceptional privacy along with a lovely view of the river. Inside, the home offers 6 bedrooms, 3 full bathrooms and 2 half bathrooms, giving your family plenty of room to grow and spread out. As you walk through the front door, you’re welcomed into the first of two main-floor living rooms. Floor-to-ceiling windows fill the space with natural light, creating a bright, fresh atmosphere. The formal dining area features a built-in display and storage, perfect for showcasing your favorite dishes or décor. The custom kitchen was updated in 2022 with quartz countertops and a stylish tiled backsplash. The kitchen also features newer high end Bosch appliances. From here, you move into the second living room, complete with a cozy fireplace and a bar area with a fridge and granite countertop—an ideal setup for entertaining. This level also includes an additional bedroom that can easily function as a home office. Main floor laundry is another convenient feature of this home, along with a gym area and sauna. Upstairs, you’ll find three bedrooms and a loft area that can be used as a reading nook, play space, or office. The basement adds even more versatility with two additional bedrooms, a bathroom, and a comfortable living area—perfect for teens, guests, or extended family. The home was painted through out in 2021. The back yard of this home

features a private pool area with upgraded pool pump 2022, pool deck done 2023, epoxy pool done in 2025 and a new hot tub purchased in 2021. **Notable upgrades include are as follows; shingles (2019), air conditioning (2019). All new soffit and fascia as well as gutters and paint (2025). Fence and stain (2025). Windows/Doors roughly 16 yrs. Garage door (2025) and garage heater (2022).