



**44 Irving Crescent
Red Deer, Alberta**

MLS # A2298851



\$529,900

Division:	Inglewood West		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,383 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Deck Gazebo & Curtains

Step into a home that truly has it all, space, comfort, and thoughtful upgrades designed for modern living. This immaculate 4 bedroom, 3 bathroom property impresses with its soaring vaulted ceilings and bright, open feel, enhanced by central air conditioning for year round comfort. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat complete with a 3 piece ensuite. The heart of the home, the kitchen and dining area are flooded with natural light, there’s plenty of cabinet space, convenient pot and pan drawers, newer stainless steel appliances, plus a large corner pantry. From the dining area there’s direct access to a large deck with gas line for barbeque. The gazebo provides the perfect amount of shade while you relax, overlooking the beautifully landscaped pie shaped lot. The basement has an abundance of natural light and the in-floor heat adds comfort that welcomes you into the versatile family room. There’s a flex space for a home office, a 4th bedroom currently set up as a gym & the gym flooring stays! You’ll also find a convenient 3 piece bath with shower, laundry room and an entry to the 21x24 heated garage. Outside, the property continues to shine. The fully fenced yard offers exceptional space for families, entertaining, or relaxing, with room for RV parking and enclosed storage beneath the deck. Located just a short walk to schools, shopping, walking trails, and green space in every direction, this home combines convenience with a peaceful setting. This well maintained home has the updates already taken care of, including shingles (2019) hot water tanks (2017/2020), hot water expansion tank (2020) Furnace & vents cleaned (2025) Annual maintenance of furnace, air conditioner, humidifier & plumbing, extras include Electronic air filter & UV sterilization lights, Laminate flooring (2025) Stainless steel

kitchen appliances (2021-2024) Hands free kitchen faucet (2020) Water monitoring system-Phyn plus (2020) New toilets (2024) Garage Door Opener (2026) Unit heater in garage (2022). This move-in-ready home offers exceptional value and peace of mind. This is more than just a house, it's a place where comfort and lifestyle come together.