



**44 Evergreen Way
Red Deer, Alberta**

MLS # A2299139



\$399,999

Division:	Evergreen		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	686 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, All window coverings

Welcome to this stunning, massively upgraded END UNIT townhome with an OVERSIZED HEATED single detached GARAGE in the desirable community of Evergreen—with NO condo fees! Built in 2020, this home showcases exceptional quality and thoughtful design throughout. The main floor features a bright, open-concept layout with gorgeous quartz countertops, a large island with pendant lighting, custom cabinetry, and a silgranite undermount sink. You’ll love the soft-close cabinets, stainless steel appliances, garburator, and trendy light fixtures that elevate the entire space. Durable vinyl plank flooring runs seamlessly throughout, including on the stair nosing, creating a clean and cohesive look. The lower level offers a rare and functional layout with TWO primary suites, each complete with their own ensuite bathrooms and large walk-in closets—ideal for guests, roommates, or flexible living. The larger suite features a dual vanity, glass shower, and a massive walk-in closet. All bathrooms throughout the home include undermount sinks and higher counter heights for added comfort and style. Additional upgrades include triple pane windows, a high-efficiency furnace, central A/C, and numerous electrical enhancements such as extra outlets, dimmer switches, conduit for hidden TV wiring, and added pendant lighting. This home is also equipped with smart technology including a Nest thermostat, Nest smoke detector, and Ring doorbell and rear camera with motion lighting. Step outside to enjoy your covered deck with Duradek, perfect for low-maintenance outdoor living, along with a fully fenced yard with vinyl fencing. The property truly stands out with its RARE oversized single detached HEATED garage, plus an additional powered parking pad for extra convenience. Located in Evergreen, you’ll enjoy easy access

to golf courses, walking and biking trails, Canyon Ski Hill, and all essential amenities. This is a beautifully finished, move-in-ready home where no expense was spared—a must-see!