



**99 Livingston Close
Red Deer, Alberta**

MLS # A2301335



\$549,000

Division:	Laredo		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,385 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: none

Step into this beautifully maintained home offering modern elegance and thoughtful design throughout. Built in 2022, it still showcases the fresh, refined feel of a brand-new property, enhanced by meticulous care and quality upgrades. The main floor features a bright open-concept layout, highlighted by a stunning coffered ceiling in the living room. The spacious living area is filled with natural light from large windows and showcases durable laminate plank flooring, an impressive feature wall, and a stylish gas fireplace—perfect for both relaxing and entertaining. The elegant kitchen is as functional as it is beautiful, featuring an abundance of gorgeous cabinetry with crown mouldings, a full tile backsplash, premium stainless steel appliances, and a full-size pantry. Adjacent to the kitchen, the dining area offers a full-light door leading to a sunny south-facing deck and a large backyard—ideal for outdoor gatherings. The generously sized primary bedroom provides a private retreat, complete with a 4-piece ensuite and dual his-and-hers closets. Two additional front-facing bedrooms are also well-proportioned and filled with natural light. Outside, the property is fully fenced with a high-quality vinyl fence, and the lawn has been professionally established and meticulously maintained. The unfinished basement works to your advantage, with most rough-ins already completed—offering an excellent opportunity to customize the space to suit your needs and lifestyle. Located in the prestigious Laredo community, this home offers exceptional convenience, with a major shopping centre just a stone’s throw away. This home perfectly blends comfort, style, location, and future potential—ready for you to move in and make it your own.