



**738 Cypress Lane**  
**Rural Red Deer County, Alberta**

**MLS # A2303531**



**\$529,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,556 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	13-37-28-W4
<b>Exterior:</b>	Unknown	<b>Zoning:</b>	DCD-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		
<b>Inclusions:</b>	N/A		

Stylish and well-appointed 2-storey home in desirable Springbrook offering modern finishes, thoughtful upgrades, and excellent functionality throughout. From the moment you arrive, the striking exterior stands out with stone accents, a covered front veranda, and a bold garage door design that adds character and curb appeal. Step inside to a bright, open-concept main floor featuring 9-foot ceilings, rich flooring, and large windows that fill the space with natural light. The inviting living room is anchored by a stonework gas fireplace, creating a warm focal point that flows seamlessly into the dining area and kitchen. The kitchen is both stylish and practical, showcasing oak cabinetry, stainless steel appliances (2024), a large centre island, and a rare double pantry for exceptional storage. Upstairs offers 3 comfortable bedrooms, including a spacious primary retreat complete with a large walk-in closet and a private ensuite. With 2.5 bathrooms—all featuring vanities—plus additional linen closets and extra storage throughout, the layout is designed for everyday convenience. Additional highlights include rough-in for central vacuum on the main and upper floors, upgraded door frames and baseboards, and a TELUS security system with cameras, alarm, and door/window sensors. The home has also had duct and vent cleaning completed in summer 2024. The double attached insulated garage is a standout feature with a 12-foot ceiling, 9-foot overhead door, hot and cold water taps, and convenient code access (plus remotes). The basement offers 9-foot ceilings and is roughed-in for in-floor heat, providing excellent future development potential. Enjoy outdoor living with both a covered front porch and back deck, along with back lane access to the yard. Located in the welcoming community of Springbrook, this home benefits from convenient local

amenities including parks, walking paths, a pharmacy, and a walk-in medical clinic, all while being just minutes to Red Deer for additional shopping, schools, and services. This home benefits from property taxes of approximately \$2,675/year, which are notably lower than many comparable homes in Red Deer, contributing to long-term affordability. A well-maintained home with quality upgrades, functional design, and room to grow.