



**105 Connaught Crescent  
Red Deer, Alberta**

**MLS # A2304820**



**\$974,900**

<b>Division:</b>	Clearview Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,998 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Environmental Reserve, Landscaped, No Ne		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Shed, Outdoor planter boxes, Pantry Fridge, Downstairs Fridge, 3 TV's and Mounts

Welcome to this STUNNING Custom executive style family home backing onto a gorgeous trail system and Kerrywood Nature Centre. Not often do we find a home such as this offering space for your growing family with numerous features to appreciate plus a desirable location offering many amenities with close proximity to Father Henri Voisen School and Barry Wilson Elementary school. Your family will appreciate the spaciousness of not only the front foyer but the back entrance offering "lockers" for each member with a space to hang your backpacks. From there, the over sized walk through pantry will lead you into a Bright modern kitchen with an abundance of white cupboards with undercabinet lighting, upgraded stainless steel appliances, a large quartz top island with plenty of room for entertaining. Just off the kitchen is a "flex" room that would make a perfect playroom for the littles or turn this into a butlers pantry or coffee station! The bright living/dining area overlooks the private west facing backyard and only steps away from the city's 110 km long bike trail! The spacious main floor office is perfectly located off the front entrance and offers sliding doors for privacy. There is a convenient two piece powder room on the main as well. Upstairs we have 4 bedrooms, convenient laundry room, a bright bonus room for TV watching or lounging, a Spacious Primary 5 piece ensuite with a tiled shower with body jets, separate tub, dual vanity with undermount lighting, full walk in closet. The basement level offers another two more bedrooms with one currently set up as a gym, two baths, large family/games room plus a wet bar/kitchen with a full sized fridge, built in dishwasher and island to gather around. The garage is heated and fully finished with a gorgeous cedar accent wall and plenty of storage. The west facing covered deck offers a cozy place to watch the sunsets

and the kids play. There is an option for a hot tub on the stone patio as the wiring is already in place! This home offers style, comfort, class and location. Truly a pleasure to show!