



**248 Emerald
Red Deer, Alberta**

MLS # A2097263



\$594,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,600 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: n/a

This attractive 2-storey home boasts a spacious 1600 sq ft with 24 x 25 garage, located in Evergreen across from a wildlife reserve and pond. The upper level features a luxurious master suite with an ensuite, two additional bedrooms, a bathroom, and a convenient upper-floor laundry. Additionally, there's a bonus room for extra versatility. The main floor is designed with an open concept, offering a walk-through pantry from the garage, a large front entry, and 9-foot ceilings. The kitchen is a highlight, featuring a beautiful design with a large quartz countertop island, perfect for entertaining, and premium stainless-steel appliances. To add the the beauty and comfort of this home it has 40 lb stainless nylon carpet with 7.5 underlay and premium vinyl plank flooring. Built by Mason Martin Homes, the property showcases a commitment to Performance Design with a high-efficiency furnace and hot water tank, a Lutron Smart home system that's easy to use and expandable, triple-pane low E windows, R50 insulated attic, 30-year shingles, a programmable HRV system, and plumbed in in-floor heating. This home seamlessly combines style, functionality, and energy efficiency for a comfortable living experience.