



**244 Emerald Drive
Red Deer, Alberta**

MLS # A2116256



\$799,000

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,995 sq.ft.	Age:	2022 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Creek/River/Stream/Pond, Environmental Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R1G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Hood Fan, Garage Door Opener and Remote

Welcome to this exquisite two-story home built by McGonigal Signature Homes located in the picturesque neighborhood of Evergreen. This stunning property overlooks a serene green space and pond with tranquil walking paths, offering a peaceful and scenic setting. As you enter the front doors, you are greeted by a spacious foyer with custom metal railings and soaring ceilings. A walk through mudroom off the garage leads into your kitchen with a large quartz island, stunning tile back splash perfect for entertaining, large windows flood the space with natural light. This home features an open floor with rich natural vinyl plank flooring, gas fireplace and a covered deck with a west facing back yard. This home boasts three bedrooms, including a luxurious primary bedroom with a five-piece ensuite and a walk-in closet. The bonus room and covered deck on this level provide a perfect retreat to relax and unwind while overlooking the water feature. and walking paths. Convenience is key with second-floor laundry and stylish finishes throughout. The unfinished basement with 9'4 ceilings offers endless possibilities for customization, spray foam insulation in the floor joists and R10 insulation in the slab with the roughed in underfloor heat. Design the basement of your dreams with ample space to create a personalized living area. This home's location, curb appeal, and interior finishes are truly exceptional, making it a must-see property in Evergreen