



**GRASSROOTS**  
REALTY GROUP

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**60 Brookes Crescent  
Red Deer, Alberta**

**MLS # A2130548**



**\$419,900**

<b>Division:</b>	Bower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,800 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Window Coverings, Blink Doorbell and 3 Outdoor Cameras, and Fridge in Basement.

Welcome to 60 Brookes Crescent, Red Deer! This unique family home is situated on a quiet crescent facing a lovely green space. The main floor boasts a family room with patio doors leading to the backyard and a large deck. There is also a cozy living room featuring cedar vaulted ceilings and a stunning stone-faced wood-burning fireplace. The upper level includes three bedrooms, with the sizeable primary suite offering dual closets and a 3-piece ensuite. Just off the primary suite, there is a private office and a storage area directly above the garage. The basement features a family room, a bedroom with a 3-piece ensuite, and a large work area within the utility room. Additionally, this home is close to all major shopping outlets and restaurants, providing easy access to all your daily needs.