



**32 Connaught Crescent
Red Deer, Alberta**

MLS # A2131545



\$775,000

Division:	Clearview Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,865 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Heated Garage, On Street, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, No Ne		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Dry Bar, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Security System (including display monitor in laundry room), Sonos & built in speaker system (multi zone) w/one controller, all electronics for built in media, Projector and Screen in basement, Garden shed, ALL mounted TVs (x3), shelving in garage

Welcome to 32 Connaught Crescent! This stunning home offers contemporary elegance, crafted to captivate from the moment you arrive. Boasting impeccable quality and exquisite attention to detail, this home redefines luxury living and is available for quick possession. A custom and eye-catching driveway leads to an impressive fully finished, triple heated garage perfect for the automotive enthusiast and family with multiple vehicles. With ample room for vehicles plus storage, you'll be impressed before you step inside. Open the door to a large entry with stairs leading to an open-concept main floor design, with soaring 10' ceilings, gleaming hardwood flooring, and expansive windows that provide beautiful views of the sprawling green space beyond. A gourmet kitchen boasts heated floors for comfort, white maple cabinets, high-end stainless-steel appliances and sleek concrete countertops. An impressive mosaic glass tile backsplash adds a touch of sophistication, while the large built-in pantry, features rolling pull-out shelves for effortless organization. Entertain comfortably in the spacious living area, complemented by a striking stone-faced gas fireplace. Open the doors to an expansive 32x12 covered deck that stretches the width of the home. This is an ideal place to enjoy fresh air with a large entertaining and bbq space area, complete with gas line hookup. From your massive covered deck you have access to the playground and green space behind, which offers an outdoor skating rink in the winter. The main floor laundry room is private and spacious and conveniently located for easy access. 2 large bedrooms and a 4-piece bathroom complete the main level. Retreat through French doors to your lavish primary suite with generous space, natural light and large walk-in closet. Pamper yourself in the luxurious 4-piece ensuite, with heated floors and featuring a

corner soaker tub plus spacious tiled shower complete with three shower heads. This spa like ensuite offers a blissful escape. The lower level is designed for ultimate entertainment with a sprawling family room that includes a built-in theatre setup, generous sized wet bar and versatile games room, providing endless opportunities for leisure, hosting and relaxation. A 4th bedroom and another 4-piece bathroom complete the lower level. No detail has been overlooked in this exceptional home, with countless upgrades and high-end premium finishes throughout. The location of this home couldn't be better with elementary schools and a high school within walking distance. Enjoy added convenience and improved quality of life with restaurants and retail shopping all within minutes. Impeccably designed, this is more than just a home—it offers a lifestyle. Updated: (2024) Rinnai hot water, (2023) Microwave, Washer/Dryer, Instant hot water tank, A/C and furnace service, some New Windows, (2022) Security cameras, Sonos built in speaker system (5 Zones). Offering luxury & comfort with all the upgrades. Your dream home is here!