



**126 Larsen Crescent  
Red Deer, Alberta**

**MLS # A2138737**



**\$549,500**

<b>Division:</b>	Lonsdale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,660 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Landscaped		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Tankless Hot Water, Vinyl Windows		

**Inclusions:** Play set, sand box, Hot tub (1 jet not working), alarm hardware, all T.V. mounts

This well designed Laebon 2 storey is in a great location backing on to a large PARK offering excellent back yard privacy! The main floor is bright and open, with a welcoming front foyer, feature gas FIREPLACE in the spacious living room and a nicely laid out and connected main area - a perfect space for the family to gather! The kitchen includes a large island, maple cabinets and a walk-in pantry plus a full suite of stainless appliances. Rear dining is bright and conveniently located next to the patio door and 2 tiered rear deck with easy access to the fully fenced yard and SWIM SPA! The main level is completed by a 2pce bath and laundry area. Three bedrooms upstairs offer a great family layout, there is a 4pce main bath and the large master bedroom has a 3pce ENSUITE. The basement is fully finished with a large rec room, infloor heat, a 4th bedroom and full bath. A front attached double garage takes care of parking needs, central A/C will keep you cool in the summer! The Collicutt Rec Center, schools and shopping are all nearby in this terrific neighbourhood!!