



**252 Emerald Drive
Red Deer, Alberta**

MLS # A2140016



\$624,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,740 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Views		

Heating:	High Efficiency, In Floor Roughed-In, Exhaust Fan, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome to Your Dream Home! As you approach this stunning residence, you'll be captivated by the serene views of the picturesque walking paths and the tranquil pond reserve. The moment you step inside, you'll be greeted by a welcoming entrance featuring premium vinyl plank flooring that seamlessly flows into a charming powder room or towards the elegant staircase, adorned with luxurious stainless carpet that provides a plush feel underfoot. The main level boasts a spacious boot room off the double garage, offering practical storage solutions. Continue through to discover the seamless transition into the open-concept living space. The kitchen, a true centerpiece, invites you with its soft, warm colors and a beautiful quartz island, and sophisticated black and brushed nickel lighting fixtures is perfect for creating lasting memories with family and friends. The bright, airy kitchen is designed for culinary delights, while the adjacent dining and living rooms, flooded with natural light from expansive windows, offer a cozy and inviting atmosphere. The living room features an elegant statement wall, adding a touch of modern elegance to the space. Ascend the staircase to the upper level, where you'll find the luxurious master bedroom and ensuite. This spa-like retreat includes a spacious walk-in closet, a relaxing soaker tub, and dual sinks, providing a perfect sanctuary. The additional bedrooms are well-appointed, and the main bathroom also features double sinks, ideal for busy mornings. A versatile flex space on this level can be tailored to your needs, whether you envision a workout area, a reading nook, or a home office. The conveniently located laundry room ensures that everyone can lend a hand with chores. This beautiful home is situated in a growing, vibrant community. With its exceptional design, premium features, and unbeatable location, you won't want to miss the

opportunity to make this house your home. Don't wait – schedule your viewing today and step into the lifestyle you've been dreaming of!