



**44 Emmett Crescent
Red Deer, Alberta**

MLS # A2141585

\$569,900



Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,759 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulate		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	R1G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Fridge, stove, dishwasher, microwave hood fan.

A brand new Larkaun Homes two storey on a crescent in Evergreen! The curb appeal is accented by horizontal and vertical siding, a front attached double car garage & an 8x8 front porch. The front entryway leads you to the open style floor plan with luxury vinyl plank flooring running through the main floor. Two toned, soft close kitchen cabinets are accented by full tile backsplash, quartz countertops, stainless steel appliances (french door fridge with internal ice/water and a front control ceran top electric range), a large eating bar island with black pendant lighting and a butler's pantry. The eating area has a patio door out to the 14x10 deck with aluminum railings. The living room has an electric fireplace. There is a powder room and a back entryway that leads to the garage. Follow the stairs with decorative metal railings to the upper level to the bonus room. The primary bedroom features a walk in closet and a 5 piece ensuite with double sinks and a water closet. The upstairs features 2 additional bedrooms, a 4 piece bathroom an upper floor laundry with a folding counter above. The basement is ready for your development with rough in for a bathroom and underfloor heat.