



197 Carrington Drive  
Red Deer, Alberta

MLS # A2143551



**\$499,000**

<b>Division:</b>	Clearview Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,960 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** Blinds, All window covering(s)

Step into luxury and convenience with this stunning two-storey home, perfectly designed for easy living. Offering 3 bedrooms and 3 baths, including a very spacious bonus room and a double attached garage, every aspect of this residence has been thoughtfully crafted. The open concept main floor welcomes you with soaring 9 ft ceilings, creating an airy and expansive atmosphere. Lovely granite counters, crown mouldings, and hardwood floors throughout, the home exudes beauty and function at every turn. The heart of the home features a gourmet kitchen with an inviting eating bar, perfect for casual meals and entertaining guests. A pantry ensures ample storage space, while the seamless flow into the dining and living areas makes hosting gatherings effortless and enjoyable. Upstairs, the bedrooms provide peaceful sanctuaries, each offering comfort and privacy. The bonus room offers versatility as a family room, media center, or home office, catering to various lifestyle needs. Located in a sought-after neighborhood, this home combines tranquility with proximity to amenities, schools, and parks, making it an ideal choice for families!