



**6240 Cronquist Drive  
Red Deer, Alberta**

**MLS # A2144840**



**\$1,375,000**

<b>Division:</b>	Westlake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,081 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Side, Heated Garage, Off Str		
<b>Lot Size:</b>	0.95 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), No Neighbours B		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** 2 Built in Ovens, Gas Cooktop, Dishwasher, Humidifier, Built in Microwave, Refrigerator, Washer/Dryer, All Garage Controls, Bar Fridge, Freezer (in shed), Window Coverings, Kitchen Bar Stools, Surround Sound and Speakers, Central Air Conditioning, Central Vacuum & Attachments, Projector Screen, Pool Table, Elliptical, Basement Bar Stools, TV's(in basement), Antique Phone, Air Hockey Table, Hot Tub, All Outdoor, BBQ Appliances (BBQ, Fridge, Ice-Maker), Sheds (2), 2 Backyard Lamp Posts, Patio Heaters

Welcome to this exquisite riverfront sanctuary, ideally located in the heart of the city offering breathtaking views sunrise to sunset. This unique property encompasses a 0.95-acre lot and provides incredible views of the Red Deer River. Situated just steps away from walking paths and Heritage Ranch, it offers a superb blend of convenience and natural splendor. The outdoor area is nothing short of magnificent, featuring a glass-covered patio with heaters and an outdoor sound system, enabling you to relish the surroundings for most of the year plus a hot tub overlooking the yard. A substantial stone wood-burning fireplace adds warmth and charm to gatherings. The meticulously landscaped grounds include a stone walkway and patio, along with an outdoor kitchen equipped with a built-in barbecue, fridge and icemaker, creating a perfect venue for hosting family and friends. This immaculately maintained two-storey dwelling offers an impressive 4000 + square feet of living space, in addition to a fully developed basement. As you step inside, you are welcomed by a grand entryway with a 23-foot ceiling and ash hardwood floors. The main level features a bright office and separate seating area as well as convenient laundry facilities off of the side entrance. The functional kitchen is outfitted with an abundance of cabinet & counter space, double ovens and a gas stove top overlooking the beautiful living room accompanied by a stone facing gas fireplace. The primary bedroom, located on the main level, ensures both seclusion and convenience. The second level features four additional bedrooms, three with walk-in closets, and one with an 12x22 storage area (the perfect playroom), making this residence perfect for a growing family. The fully finished basement offers a variety of amenities, including a family/games room, a full bar with a sink and bar fridge, two extra bedrooms, a theater

room for movie nights, and a wine storage room to showcase your collection. One of the remarkable aspects of this home is the extensive storage space and parking options, including an attached triple-car garage w/ access to the basement, RV parking with water & power hook ups and two finished and heated super sheds. Extra's include but are not limited to: brand new shingles, central a/c (2016), R/I underground sprinklers, incredible Well water, saskatoon & raspberry bushes, exterior hot & cold taps, conduit ran to driveway for a future gate and SO much more! This riverfront property is a true treasure, combining elegance, space, and natural beauty in one extraordinary package.