



**30 Crossley Street
Red Deer, Alberta**

MLS # A2145142



\$489,900

Division:	Clearview Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,106 sq.ft.	Age:	2010 (14 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Environmental Reserve, Front Yard, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Pantry, Smart Home, Wet Bar		

Inclusions: Bar TV and mount, Mini Fridge, Central Vac and Attachments, Security camera x 3 plus monitor, TV and mount in garage, TV mount in Bedroom.

This beautiful home here in Clearview Ridge is sure to impress! Right when you walk up you will notice the curb appeal of this home. With the raised stone garden beds and Exposed Aggregate sidewalk and front step that has just been freshly sealed. This home has been well looked after and it shows! On the main floor there is newer (2021) stain resistant carpet with memory foam underlay on the stairs, living room and primary and second bedroom . There is 1 full 4 piece bathroom and a good sized 3 piece En suite. The kitchen has a nice large composite sink and some upgraded light fixtures, a good sized pantry and modern tiled floor. Downstairs there is a large rec area that will be great for entertaining complete with IN FLOOR heat , Wet Bar and a large screen TV included ! Another full 4 piece bathroom and big bedroom. Outside the 26 ft x 28 ft Heated garage was smartly built in 2019 with 2 large 10 ft wide x 9 ft tall doors. These doors features include satin glass , side mount operators, auto locking feature, My Q wireless app with guest access. There are 2 welding plugs and a separate internet hard line and modem. A work bench with some shelving and a vaulted ceiling which makes it possible for you to start that dream car or just have the clearance needed to tinker with your projects. There is also an additional 10 ft x 26 ft gravel parking area with double gate access to the yard. No need to store your boat or trailer park it here. Even with the big garage and extra parking there is still a good amount of yard space and an extra storage area or dog run space gated on the side of the house. There is a 2 tiered decks with access from the kitchen with one 14 ft x 10 ft tier freshly repainted and one lower 14 ft x 12 ft deck. The yard is fully fenced and there is also a security system with 3 cameras and monitor included with the sale that record all movement at the

property.