



**102 Caribou Crescent
Red Deer, Alberta**

MLS # A2146087



\$635,000

Division:	Clearview Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,239 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Dog Run Fenced In, Greenbelt, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	r1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows		

Inclusions: N/A

Exceptional two-storey home with many upgrades & has one of the best floor-plans available! Located in the highly desired area of Clearview Ridge, this beautiful home backs onto a green-belt with a paved path & faces onto green area with easy access to Red Deer's popular trail system! This large modern two-storey has gorgeous custom white kitchen cabinetry with plenty of cabinet space, counter-space, and a built-in wine rack. The kitchen is stunning with high-end appliances throughout, including: Side-by-side freezer/fridge combination (Frigidaire Professional), gas stove(Samsung),microwave-range-hood(Samsung), dishwasher(Bosch), and a wine fridge. The main-floor is also highlighted by a beautiful custom white-stone fireplace wall with a gas fireplace to keep you cozy in those cold winter months. There is also a white-stone accent wall at the front entrance. Granite countertops are on every counter surface throughout this home, including in the designated laundry room. Other features on the main-floor are a mudroom with a built- in bench & walk-through pantry. The upper-floor highlights a wider-than-average hallway, a large primary bedroom with a gorgeous ensuite featuring a soaker tub, his & hers sinks, plus a large custom tiled shower with multiple shower heads and a walk-in closet with built-in closet organizers. Also, the other two additional bedrooms are spacious with built- in closet organizers. There is also a large bonus room for even more living space. The laundry room is conveniently located on the same floor as the bedrooms. Other features are: LED lighting throughout, an extended driveway for additional parking or an RV, heated garage with extra - tall ceiling & drain in the garage floor, large yard with maintenance- free vinyl fence, & large deck with aluminum railing. Pet- friendly with a designated dog run & a roughed- in dog-

wash in the garage. Complete with all the extras for year round comfort including, central air-conditioning & roughed-in infloor heat for the basement. Roughed-in for speakers/music on the inside of home on both floor as well as exterior. This amazing home is ideally situated just minutes away from all of Red Deer's newest amenities including Clearview Market, Timberlands Plaza, Canyon Ski Resort, multiple golf courses, and just steps out your front door from Kerry Wood Nature Centre and the best walking trails Red Deer has to offer. Don't miss your chance to own this perfect family home!