



GRASSROOTS
REALTY GROUP

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**23 Eaton Crescent
Red Deer, Alberta**

MLS # A2146408



\$639,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,976 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1WS
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Garbage Collection
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

Falcon Homes presents "The Magnolia" in one of Red Deer's newest communities. The community embraces the natural beauty of a water feature, green spaces and natural woodlands. This 2 storey home offers upgrades galore in an array of today's design trends. Large foyer greets you with a walk in closet, and a convenient 2 piece bath with wallpaper accent wall. This open plan features 9 foot ceilings on main level for that grand feeling. Great room features large window with an electric fireplace feature wall overlooking the backyard. Loads of white cabinetry and massive maple sit up island make this kitchen perfect for the chef in the family. Quartz countertops throughout. Garden door to the pressure treated deck. Upstairs offers a bonus room perfect for family movie night. Three generous sized bedrooms, including a master bedroom with a spa like ensuite with tile shower, dual sinks and walk in closet. Convenient upper floor laundry. Downstairs is awaiting your personal touches. Yearly HOA fee covers extra lighting and park maintenance within the area.