



**20 Connaught Crescent
Red Deer, Alberta**

MLS # A2155343



\$689,900

Division:	Clearview Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,983 sq.ft.	Age:	2011 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Aggregate, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE (as-is), STOVE, DISHWASHER, A/C, MICROWAVE, CENTRAL VACUUM ATTACHMENTS, GARAGE DOOR OPENER & CONTROL, WASHER, DRYER, WHITE CABINETS IN BONUS ROOM, BLINDS, CURTAIN RODS, BLINDS ON DECK, CABINETS IN GARAGE.

FULLY DEVELOPED 5 BEDROOM, 4 BATHROOM 2-STOREY IN CLEARVIEW RIDGE ~ HEATED TRIPLE ATTACHED GARAGE ~ BACKING ON TO A TREED PARK WITH NO NEIGHBOURS BEHIND ~ Covered front entry welcomes you and leads to a sun filled foyer with high ceilings that open to the upper level ~ Open concept main floor layout is complemented by hardwood flooring and large windows creating a feeling of spaciousness ~ The living room features a cozy gas fireplace with a stacked stone surround, mantle and TV niche above ~ The kitchen offers a functional layout with plenty of two tones maple cabinets, ample counter space including an island with an eating bar, undermount sink and pendant lights above, plus a walk in pantry, full tile backsplash and stainless steel appliances ~ Easily host a large family gathering in the dining room with garden door access to the huge covered deck and beautifully landscaped backyard ~ 2 piece main floor bathroom ~ Mud room with access to the attached garage has conveniently located laundry pair ~ Open staircase leads to the upper level bonus room with high ceilings and large south facing windows offering tons of natural light ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture and offers a spa like ensuite with a soaker tub, separate shower and a walk in closet with built in organizers ~ 2 additional bedrooms located on the upper level are both a generous size (one bedroom has a built in desk), and share a 4 piece bathroom ~ The fully finished basement offers a family room, 2 additional bedrooms, a 3 piece bathroom with built in shelving and space for storage ~ Other great features include; Central air conditioning, hot water on demand, central vacuum ~ Heated triple attached garage is insulated, finished with painted drywall, has two overhead doors, a

large storage closet and two main doors, one to the front yard and one to the backyard ~ The park like backyard is beautifully landscaped with an abundance of trees, shrubs and perennials, has an aggregate patio and walkways (front and back), fire pit area, plus a massive covered deck with composite deck boards and a vaulted cedar lined ceiling, is fully fenced with vinyl fencing and offers direct access to the green space, playground and school just behind ~ Excellent location in Clearview Ridge, walking distance to multiple schools, parks, playgrounds, shopping plazas with excellent shopping and amenities, and walking trails that connect to Red Deer's extensive trail system ~ Close proximity to Canyon Ski Resort, Discovery Canyon & Riverbend Golf Course with easy access to downtown ~ Seller willing to provide \$5000 credit towards flooring.