



**GRASSROOTS**  
REALTY GROUP

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**104 Darling Crescent  
Red Deer, Alberta**

**MLS # A2196186**



**\$549,900**

<b>Division:</b>	Devonshire		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,271 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Lands		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	fridge, stove, dishwasher, microwave, washer, dryer, blinds, garage door opener and control, fridge in garage		

FULLY DEVELOPED WALKOUT BUNGALOW ~ BACKING ON TO A PARK WITH NO NEIGHBOURS BEHIND ~ LOADED WITH UPGRADES ~ Mature trees and a stucco exterior welcome you to this well cared for home ~ Bright tile foyer opens to the living room that boasts soaring vaulted ceilings, hardwood flooring and a large west facing window that overlooks the front yard ~ The kitchen offers an abundance of light stained maple cabinetry with under cabinet lighting, ample counter space including a large island with an eating bar, full tile backsplash, walk in pantry, black stainless steel appliance, and heated tile floors ~ The dining room is flooded with natural light from large windows, has built in shelving and can easily accommodate a large family gathering ~ A garden door off the dining room leads to the deck that has glass railings for unobstructed views of the backyard and green space behind ~ The primary bedroom is a generous size, features built in shelving, a walk in closet with floor to ceiling organizers and a 3 piece ensuite ~ Second bedroom is conveniently located next to the 4 piece main bathroom with a jetted tub and built in cabinetry ~ The fully finished basement has operational in floor heating, vinyl plank flooring, tons of natural light from the large above grade windows ~ The media room has an arched niche perfect for your TV, and is wired for sound and a projector, making this the perfect spot for movie night ~ A set of pocket doors leads to the games room that has plenty of space for a pool table plus French doors leading to a covered stamped concrete patio and the backyard ~ Laundry is located in it's own room and has additional space for storage ~ 2 bedrooms are both a generous size, one has a walk in closet ~ Oversized 4 piece basement bathroom and additional storage complete the lower level ~ Other great features include; New shingles,

central air conditioning, stucco exterior ~ The backyard is landscaped with mature trees and shrubs, has a garden area and is fully fenced with access to the park and green space just behind this home ~ 25' L x 23' W double attached garage is insulated, finished with drywall and has 11' ceilings ~ Excellent location; located close to multiple schools, parks, playgrounds, Collicut Centre, and all amenities.