



**GRASSROOTS**  
REALTY GROUP

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**24 Muldrew Crescent  
Red Deer, Alberta**

**MLS # A2204029**



**\$699,900**

<b>Division:</b>	Morrisroe Extension		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,640 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.31 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Irregular Lot, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Boiler, In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	Reverse Osmosis (as is)		

Step inside this truly unique CUSTOM BUILT Tudor-style, four level split home, where old-world charm meets modern-day functionality. With its striking architectural design, this home boast BEAUTIFUL intricate details, with warm rustic brick exterior and interior wood accents that define the Tudor style. As you enter, the home immediately impresses with its welcoming atmosphere, HIGH CEILINGS, and spacious rooms. creating an ideal environment for relaxing and entertaining. The split-level design adds CHARACTER and versatility, with each level serving a purpose to fit your lifestyle. There is a large front living area currently uses as a piano room, boasting soaring high ceilings, hardwood floor, and a large window. Upstairs you'll enjoy the spacious beautiful HARDWOOD kitchen with Corian countertops, wall pantry, reverse osmosis, garburator, fridge with water/ice, and GAS COOKTOP. There is a large formal family dining room with a custom built in wall cabinet, custom oak wall paneling, and a large window overlooking the back yard. There are four generous size bedrooms, a four piece newly renovated bathroom, and linen closets. The primary bedroom, located at the back features a ceiling fan, spacious walk-in closet and newly renovated 3-piece ensuite. The third level features an incredible family room with a wood burning fireplace, (gas igniter) large wood mantle with tile surround. There is also a laundry room, new 3-piece bath, and sitting room, currently used as a reading room, but would make a great bedroom as it does have built ins and a closet. The fourth level features another room with closet, perfect for a home office, media room, or playroom- giving you all the room you need to create the ideal home. The third level leads to a large mudroom and utility room, with laundry sink, and built in cabinetry. From there to your oversized single attached garage.

Other great in-home features: UNDERFLOOR HEAT, sump pump, NEW FURNACE, newer boiler, 2023 hot water tank, 5 year old shingles, laundry chute security door off kitchen, central vacuum, built in safe, thermopane windows, phantom screen door, patio speakers, cold water taps in single garage, and a sprinkler system. Saving the very best for last is the MASSIVE PIE LOT, with a TRIPLE HEATED DETACHED GARAGE (26x34) and a paved driveway. The shape of the lot also ensures that you have an expansive, PRIVATE YARD that offers space for hosting summer BBQ'S, relax in the sun, or comfortably park your boat and RV. This gorgeous well cared for home paired with the OVERSIZED pie-lot offers a perfect blend of CHARACTER, COMFORT and ENDLESS POTENTIAL, not just a house, but a place to make lasting memories. Custom built home that EXUDES CURB APPEAL and demands attention with its stunning front covered GRAND ENTRANCE!!! ~LOCATION~ LOCATION~ LOCATION~