



**GRASSROOTS**  
REALTY GROUP

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**140 Emerald Drive  
Red Deer, Alberta**

**MLS # A2209051**



**\$679,713**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,983 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard		

<b>Heating:</b>	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Pantry, See Remarks		

**Inclusions:** True-Line Appliance Package, Blinds Package, Garage Door Opener and 2 controls, New Home Warranty

Stunning is the best way to describe True-Line Homes Newest Red Deer Show Home!!! The Interior Decorators really out did it on this Stunning Executive Home! Gorgeous Upgraded Kitchen with Quartz Countertops, Stunning Cabinetry , Stainless Steel Appliance Package, Great room with Stunning Stone Facing Fireplace, Primary Bedroom with large walk-in closet, gorgeous 5 piece ensuite with 5' Soaker Tub and 4' Glass Fully Tiled Shower,, Attached Garage with one side 34' long! with 220 and dry sump, Sunstop Low E argon filled windows, R50 Insulation, 9' ceilings on the main floor and 8' on the upper floor, Limited Lifetime Architectural Shingles, and a 10 year New Home Warranty! If you love QUALITY, this is your home!