



GRASSROOTS
REALTY GROUP

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**181 Emerald Drive
Red Deer, Alberta**

MLS # A2209711



\$799,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,487 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Callie Showhome by Bedrock Homes—a beautifully designed 3-bedroom, 2.5-bath two-story home with a front-attached double garage. Step into a spacious main floor that features a welcoming front foyer & a convenient walk-through mud room off the garage. The open-concept layout includes a stylish kitchen with a large island & walk-through pantry, seamlessly connecting to the dining area & great room, complete with a gas fireplace. A versatile flex room on the main floor offers the perfect space for a home office or playroom. Step outside to enjoy the deck—ideal for relaxing or entertaining. Upstairs, you'll find two generously sized bedrooms, a full bathroom, a bright bonus room at the front of the home, & a dedicated laundry area. The luxurious primary bedroom features a spacious walk-in closet & a four-piece ensuite with dual vanities, a water closet, & a relaxing shower. The Callie is a perfect blend of comfort, & style for modern family living. Photos are representative