



GRASSROOTS
REALTY GROUP

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**49 Huget Crescent
Red Deer, Alberta**

MLS # A2211518



\$450,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Highland Green Estates | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,663 sq.ft. | Age: | 1985 (40 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway, Front Drive, Garage Faces Front | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Up To Grade | LLD: | - |
| Exterior: | Stone, Wood Frame, Wood Siding | Zoning: | R1 |
| Foundation: | Wood | Utilities: | - |
| Features: | High Ceilings, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub | | |

Inclusions: shed

4 season sunroom | 4 Bedrooms | 3 Bathrooms | 2-Car Garage | separate downstairs entrance| only \$270.61 per square foot. Nestled in a family friendly community, this spacious and light-filled 4-bedroom, 3-bathroom home offers the perfect blend of comfort, functionality, and charm. Step into a warm and inviting kitchen featuring a large eat-in dining area—perfect for hosting family dinners or lazy Sunday brunches. Just off the kitchen, you'll fall in love with the expansive four-season sunroom, bathed in natural light and offering a clear view of the beautifully landscaped, fully fenced backyard. The main level family room is a bright and airy space ideal for relaxing or entertaining, while the private primary suite is a true retreat—located on its own level for ultimate privacy, complete with a full ensuite and generous closet space. Downstairs, you'll find two more well-sized bedrooms, a 3-piece bathroom, a large family room with a cozy gas fireplace, and a separate/private walk-up entrance. Enjoy the convenience of an attached 2-car heated garage and the peace of mind that comes with a fully fenced, private backyard —ideal for kids, pets, and outdoor entertaining. Located in a friendly neighborhood where families gather and dogs are walked daily, you're just minutes from schools, parks, and all the shopping and amenities you could need.