



**GRASSROOTS**  
REALTY GROUP

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**61 Carlyle Green**  
**Red Deer, Alberta**

**MLS # A2212012**



**\$604,900**

<b>Division:</b>	Clearview Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,931 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Any Control, Central Vacuum & Any Attachment, Shed

Located in the heart of Clearview Ridge, this fully finished two-storey home offers space, comfort, and thoughtful upgrades throughout. Built in 2013, it features 5 bedrooms and 4 bathrooms, making it a great fit for families needing room to grow. The main floor includes a large, open-concept living space with durable laminate flooring, a well-laid-out kitchen with granite counters, maple cabinetry to the ceiling, a corner pantry with wood shelving, and a tile backsplash for a clean, classic finish. Just off the garage, the mudroom/laundry space offers built-in lockers and practical organization for busy households. Upstairs, the primary bedroom is spacious and inviting with vinyl flooring, a walk-in closet, and a 4-piece ensuite that includes a soaker tub and a separate shower. Two additional bedrooms also have vinyl flooring and built-in closet organizers, with a full 4-piece bathroom completing the upper level. The basement is fully developed with a comfortable family room, built-in cabinetry, two more bedrooms, and a 3-piece bath with a tiled walk-in shower. The home sits on an interior lot that's fenced and landscaped, with a great deck for relaxing or entertaining. Extras like central vacuum, central A/C, underfloor heat, tankless hot water, HRV system, and heated garage add real comfort and value. This is a great opportunity in a walkable, family-friendly location close to schools, trails, and shopping.