



**GRASSROOTS**  
REALTY GROUP

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149 Carrington Drive  
Red Deer, Alberta

MLS # A2280608



**\$635,000**

<b>Division:</b>	Clearview Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,609 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Rectangular Lot, Street Lighting		

**Heating:** High Efficiency, In Floor, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Zoning:** R-L

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Closet Organizers, Granite Counters, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Welcome to your new home in the desirable community of Clearview Ridge! This stunning family-oriented home offers five bedrooms, three bathrooms and perfectly blends modern elegance and comfortable family living with a school right across the street, a short walk to Gaetz Lakes and several of Red Deer's best walking trails and parks! Playgrounds surround the neighbourhood, while shopping and restaurants are a short drive or walk away! Step inside to an inviting, open-concept layout where the kitchen and dining area flow seamlessly together, filled with an abundance of natural light. The large kitchen is a highlight, offering a breakfast bar, sleek finishes, and plenty of cupboard space for all your storage needs, along with a dining space for sit-down meals. The true hub of any home- with lots of space to socialize and cook together, or unwind from a busy day. The main floor features two good-sized and beautifully finished bedrooms, along with a four-piece bathroom. Retreat upstairs to the spacious primary bedroom, complete with partner walk-in closets AND partner sinks in the five-piece ensuite featuring a LUXURIOUS SOAKING TUB and walk-in shower! The basement's two good-sized bedrooms are perfect for a larger family, hosting guests or utilizing for hobbies and wellness! The spacious family room is the perfect space for entertaining guests, enjoying a cozy night in on those colder winter evenings. On the warmer days, enjoy the private, low-maintenance backyard as your own personal oasis! Relax on the patio or deck surrounded by trees for ultimate privacy and relaxation in nature, perfect for hosting barbecues or simply relaxing with a cup of coffee. The property also includes a TWO-car attached garage with windows, offering secure parking and additional storage. This isn't just a house; it's a place to create lasting memories. Don't miss

the opportunity to make this beautiful property your own!