



**12 Emmett Crescent
Red Deer, Alberta**

MLS # A2281076



\$924,900

Division:	Evergreen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,540 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Discover this great modern home with a triple car garage that is less than two years old nestled in the neighbourhood of Evergreen with tree-lined streets and paved back lanes.

As you enter the front door into the spacious foyer you'll see the expansive open layout with 11' high ceilings highlighted by a generous array of south-facing windows that flood the space with natural light. The chef's kitchen is a dream, complete with floor-to-ceiling soft-close cabinetry, quartz countertops, a full tile backsplash, pots and pans drawers, under-cabinet lighting and top-of-the-line appliances. Also includes an 8.5' long island with the Franke peak undermount granite double bowl sink. The walk-in pantry with custom shelving has lots of additional storage.

The spacious primary bedroom is a true retreat, featuring a spa-like 5 piece ensuite with a soaker tub and a large walk-in custom closet that was designed and installed by Canadian Closet. Also on the main level is the large laundry room with loads of cabinetry with quartz countertop and a pass-through window from the walk in closet to the laundry hamper. The LG 6.0 cu. ft. mega capacity front load washer has the LG Sidekick mini washer in the pedestal and the matching dryer is 9.0 cu. ft. mega capacity with pedestal. Completing the main level is a two-piece powder room and the second bedroom that is currently used as an office. Venture down the extra wide stairs to the family room with in floor heat, perfect for movie nights. This level also hosts two spacious bedrooms and a full 4 piece bathroom all with in floor heat. The large storage area has durable painted floors with the potential for a 5th bedroom. This home is filled with countless upgrades, including a large

maintenance-free front verandah and 10' x 18' back deck, central air conditioning, water softener system, SunStop Low E argon filled windows and Hunter Douglas blinds throughout with motorized blinds in the living room, office and primary bedroom. The 3-car heated garage is fully complete with 12' high ceilings, 9' high garage doors and epoxy coated floor with 2 dry sumps. The front and back yards were professionally designed and completed featuring stone elements and raised flower beds, great for entertaining. This property has seen approximately \$70,000 in upgrades since purchasing (list is available upon request). The property is minutes away from golf, skiing & 2 large shopping/dining/health-care services areas (Timberlands Centre & Clearview Market). The Evergreen neighbourhood offers extensive multi-use trails with 2 ponds and unique bridges over both, large playground and park space. Come explore what this property has to offer!