



**22 Caribou Crescent  
Red Deer, Alberta**

**MLS # A2300077**



**\$567,900**

<b>Division:</b>	Clearview Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,935 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Granite Counters, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Shed in Backyard, Garage shelving , not the workbench.

Welcome to this beautifully maintained, green-built two-storey home in the sought-after community of Clearview Ridge! The main floor offers a generous foyer, bright living room with a natural gas fireplace, and an impressive kitchen featuring an oversized granite island, full granite countertops, corner pantry, tons of cabinet storage and full tile backsplash &mdash; perfect for entertaining. A 2-piece bathroom and laundry room complete the main level. Upstairs, the large vaulted ceiling family room sets the tone before leading to two more bedrooms, a 4-piece bathroom, and completing the upstairs with a spacious primary suite featuring a walk-in closet and 5-piece ensuite with soaker tub. The unfinished basement is a blank canvas, use as is or finish as you see fit. Lastly 21x23ft attached garage offers plenty of room for vehicles, storage, and all the toys. On-demand hot water, central A/C, and triple-pane windows on the main and upper floors round out this truly well-cared-for property.