



**22 Caribou Crescent
Red Deer, Alberta**

MLS # A2300077



\$574,900

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