



**27, 2821 Botterill Crescent  
Red Deer, Alberta**

**MLS # A2306720**



**\$410,000**

<b>Division:</b>	Bower		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,291 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Close to Clubhouse, No Back Lane, No Neigh		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 793
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Smoking Home		

**Inclusions:** N/A

This beautifully maintained 1,291 sq ft half duplex offers the perfect balance of comfort, privacy, and low-maintenance living. The spacious primary bedroom features its own 4-piece ensuite, while the second bedroom &mdash; also well-sized &mdash; works perfectly as a guest room or a home office. A second full 4-piece bathroom on the main floor means guests are always well looked after. The kitchen delivers an abundance of cabinetry and generous counter space, keeping everything within arm's reach without feeling cluttered. A bright breakfast nook with plenty of natural light is the perfect place to start your day. The large living and dining area flow comfortably together, giving you the space to host family get-togethers with ease. Main floor laundry adds everyday convenience &mdash; no more hauling baskets up and down stairs &mdash; and sits right on your way out to the double attached garage .Downstairs, the basement offers exceptional storage and a grand open room that is a true blank canvas &mdash; whether you envision a theatre, games room, or craft studio, the space is yours to create. Step out onto your east-facing covered deck and enjoy the sunrise with your morning coffee. Your private back deck backs directly onto a beautifully treed sanctuary, and the City of Red Deer is actively maintaining this forested area &mdash; clearing deadfall and tall grass &mdash; ensuring that elite level of privacy endures for years to come. This home's main floor has been freshly painted with premium kitchen and bath quality paint, and features newly installed vinyl plank flooring. Five brand new windows have been installed &mdash; covering the primary bedroom, garage, dining room, and two in the kitchen&mdash; bringing in plenty of natural light and added efficiency. Horizon Village is a welcoming adult living community complete with a clubhouse, RV and

boat storage, visitor parking, and professional snow removal. The monthly condo fee is an outstanding value, covering cable TV, high-speed internet, water, sewer, trash removal, snow removal, common area maintenance, building insurance, professional management, and reserve fund contributions &mdash; giving you true peace-of-mind, lock-and-leave living. Enjoy the tranquility of Horizon Village while remaining close to everything Red Deer has to offer. Bower Mall is within walking distance, with grocery stores, restaurants, medical offices, and walking paths all just minutes away. Everything you need is right at your doorstep.