



GRASSROOTS

REALTY GROUP

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**50 Langford Crescent
Red Deer, Alberta**

MLS # A2307299



\$646,500

Division:	Lancaster Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,365 sq.ft.	Age:	2002 (24 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Back Land		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, See Remarks, Storage, Vinyl Windows		

Inclusions: n/a

Walk-Out Bi-Level with 6 bedrooms. Incredible amount of Family Living Space that backs right onto Sports Fields and School yards. The OPEN design of the main floor is great for families! The spacious Kitchen has a large centre island, stainless appliances, and a corner pantry that is sure to fit all your necessities and then some. The Dining Area can easily accommodate a sizeable table, perfect for family gatherings and holidays, and direct access to the back deck makes it perfect for summer entertaining. The Living Room, like the rest of the main floor, feels grand with vaulted ceilings and hardwood floors, accented by massive windows overlooking the backyard and the greenspace/park beyond. There are 3 Bedrooms on the main floor, including the Master with Ensuite and Walk-in Closet. One of the other Bedrooms offers vaulted ceilings and large windows, the perfect spot to set-up a home office, reading nook, or hobby room. A Full Bath completes the space. Head downstairs to your fully-finished basement with 3 additional Bedrooms and a full Bath. No basement feeling here; the Family Room offers floor to ceiling windows, a gas fireplace, in-floor heat, and garden doors leading to your fully-fenced East-facing backyard. The landscaping is spectacular, with brick patio pavers creating a shaded spot to sit for a visit, and a walkway leading to the stone retaining wall, lilac bushes and shrubs, all accented by decorative rocks. Just three steps down, find a spacious area with bright green grass, perfect for playing, and a gate providing easy access to the field beyond. The Double Attached Garage and moveable storage shed give you room to store vehicles, toys, and tools. Young kids and parents alike will love the neighbourhood and proximity to the park and schools. Lancaster is family-friendly with plenty of school zones, outdoor play centres, and paths for walking,

allowing your family to enjoy the great outdoors. A quick drive across 30th Ave will get you to East Hill Centre, where you can find shopping, restaurants, banking, medical, and pet supplies. Large, functional, and conveniently located – make 50 Langford Crescent Your NEXT Move!