



**135 Stephenson Crescent
Red Deer, Alberta**

MLS # A2310264



\$656,900

Division:	Sunnybrook South		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,594 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Double Garage D		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Interior Lot,		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: blinds, fridge (x2), range, microhood, washer/dryer, tv wall mounts (x2), tanning bed, garage remotes - 1 each for front and back

Two garages and a family-sized home in one of Sunnybrook South's most sought-after locations. That combination is rarer than it sounds, and this one delivers on both. The modified bi-level runs just shy of 1,600 sq. ft. above grade with a layout that actually makes sense for families. Main floor is open concept with a kitchen built to work hard including newer appliances, quartz countertops, under-cabinet lighting, and soft-close cabinetry. Updated flooring throughout the entrance and main floor. This level has two guest rooms, laundry room and a full bath to keep daily life running smoothly. Upstairs you'll find the primary suite with walk-in closet, dual sinks, and a custom double jetted soaker tub ensuite. With a spacious walk in closet, this is the kind of end-of-day retreat that earns its keep. The lower level stays bright and open thanks to large windows, and has room for everything: two more bedrooms, a four-piece bath, family room, and a separate theatre (or loud music) room. Mechanicals are dialed in with high-efficiency furnace, on-demand hot water, operational in-floor heat and central air. The attached double heated garage handles the everyday keeping the family dry in any season. The rear detached garage is roughed in for gas or electric heat and ready for the summer car, year-round toys, or a proper workshop. RV parking alongside rounds out the parking situation perfectly. Out back, the covered deck has a gas BBQ hookup and roll-down sun blinds. The perennial gardens are established and the raspberry bushes alone produce up to 10 gallons of fruit a year. That kind of yard takes years to build. Here you just move in and enjoy it. Minutes from a park or pathways, this one has been lived in with care and is ready for the next family to make it their own.