



**GRASSROOTS**

REALTY GROUP

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**12 Emmett Crescent  
Red Deer, Alberta**

**MLS # A2310285**



**\$914,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,540 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

Discover this great modern home with a triple car garage that is only two years old nestled in the Evergreen community with abundant nature, walking trails, tree-lined streets and paved back lanes. This home was built by Trueline Homes who is known for award winning quality homes. As you enter the front door into the spacious foyer you'll see the expansive open layout with 11' high ceilings highlighted by 9' high south-facing windows that flood the space with natural light. The stylish two-tone chef's kitchen has floor-to-ceiling soft-close cabinetry, quartz countertops, pots and pans drawers, under-cabinet lighting and top-of-the-line ss appliances. Plus, a custom range hood stained to match the 8.5' long island complete with the Franke peak undermount granite double bowl sink. The walk-in pantry with custom shelving has lots of additional storage. The spacious primary bedroom is a true retreat, featuring a spa-like 5 piece ensuite with quartz countertops and a large walk-in custom closet that was designed and installed by Canadian Closet. Also on the main level is the large laundry room with loads of cabinetry with quartz countertop and a pass-through window from the walk in closet to the laundry hamper. The LG mega capacity front load washer has the LG Sidekick mini washer in the pedestal and the matching mega capacity dryer with pedestal. Completing the main level is a two-piece powder room and the second bedroom that is currently used as an office. Venture down the extra wide stairs to the large family room with in floor heat. This level also hosts two spacious bedrooms and a full 4 piece bathroom with quartz countertop all with in floor heat. The large storage area has durable painted floors with the potential for another bedroom. This home is filled with countless upgrades, including large maintenance-free front

and back decks, central air conditioning, water softener system and Hunter Douglas blinds throughout with motorized blinds in the living room, office and primary bedroom. The 3-car heated garage is fully complete with 12' high ceilings, 9' high garage doors and epoxy coated floor with 2 dry sumps. The front and back yards were professionally designed and completed featuring stone elements and raised flower beds, great for entertaining. This property has seen approximately \$70,000 in upgrades since purchasing (list is available upon request). The property is 5 minutes away from 2 large shopping/dining/health-care services areas (Timberlands Centre & Clearview Market). The Evergreen neighbourhood offers extensive multi-use trails with 2 lakes and unique bridges over both, large playground and park space. HOA fee is \$136 PER YEAR which covers the operation and maintenance of amenities in the Evergreen community including the tree lined entrance plaza with enhanced lighting, gardens throughout the public areas, bridge over the lake, lookout feature, stream bed, plantings and large playground. Come explore what this property has to offer!