



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**224 Emerald Drive
Red Deer, Alberta**

MLS # A2318556



\$699,900

Division:	Evergreen		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,665 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Stunning modified bi-level full of upgrades: Vinyl plank flooring, in-floor heat, powered blinds, quartz countertops throughout, hot water on demand, water softener, artificial turf, oversized heated garage, air conditioning, vinyl fencing and more. The bright, open concept main floor features 13' ceilings, large windows with powered zebra blinds, beautiful vinyl plank flooring and an electric fireplace with floor to ceiling feature wall. The kitchen is a true highlight with quartz countertops, plenty of cabinet space, black stainless-steel appliances, a corner pantry and a large centre island with eating bar, extra storage and under mount sink. There is an impressive arched feature wall over the stove that is complete with hood fan, pot filler, and full tile backsplash. Two generous bedrooms and a full 4-piece bathroom complete this level. A few steps up lead you to your private primary suite featuring a loft sitting area overlooking the open main floor. The spacious primary bedroom easily accommodates king-sized furniture and offers a walk-in closet and a luxurious 5-piece ensuite featuring a freestanding tub, separate fully tiled shower with bench, dual sinks with under-cabinet motion lighting, and an exposed brick feature wall. Downstairs, the fully finished basement includes in-floor heat, a large family room, a 4th bedroom, and another 4-piece bathroom. The separate laundry room provides plenty of space for a folding table plus additional storage. This home is equipped with hot water on demand, a high efficient furnace as well as a water softener. Step outside through the dining area onto the large west-facing low-maintenance deck complete with Duradek, aluminum railing, and a gas line for your BBQ. The deck is fully enclosed with hardie board, creating an impressive under-deck storage space. Enjoy your fully fenced and landscaped backyard complete with artificial turf,

vinyl fencing, a large concrete patio, and firepit area, ideal for summer evenings and low-maintenance living. The front double attached garage is fully finished, heated, and upgraded with epoxy flooring and floor drain.