



**44 Huget Crescent  
Red Deer, Alberta**

**MLS # A2320741**



**\$469,900**

<b>Division:</b>	Highland Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,940 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cleared, Landscaped, Level, No Back Lane, Private		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** Hot tub, shelvings in the studio

This METICULOUSLY maintained, LARGE WALKOUT 4-level split has been lovingly cared for and is filled with a warm, welcoming atmosphere. It is a home where beautiful memories were made, music filled the rooms, and happiness seemed to live in every corner. Perfect for a growing family, the location couldn't be better, close to schools, shopping, public transit, and recreation facilities. Everything you need is just minutes away. The home features 4 bedrooms, 2 $\frac{1}{2}$  bathrooms, and a truly special MUSIC STUDIO. Whether you're a music teacher, run a home-based business, or simply dream of having a dedicated creative space, this is a setup that rarely comes along. However, if you NEED a 5th BEDROOM, the space is there for you. The bright main floor welcomes you with a large bay window that fills the living room with natural light. It is a wonderful place, where a grand piano has long been the centerpiece of family gatherings and special occasions. The formal dining room is ready for holiday celebrations and Sunday dinners, while the cozy kitchen is the heart of everyday life. The second level offers two generously sized bedrooms, a 4-piece bathroom, and a spacious primary bedroom with its own 3-piece ensuite. The third level is home to a spirited family room with a wood-burning fireplace. Adjacent to it is the beloved music studio, complete with built-in shelving and filled with years of creativity, inspiration, and happy memories. A convenient entrance from the garage leads through the mudroom directly into the studio, making it ideal for the students, clients, or a home business. The walkout family room opens onto a gorgeous, covered deck with a hot tub overlooking a secluded, private backyard. Surrounded by mature landscaping, it is a peaceful retreat where you can relax, entertain, or simply enjoy the beauty of the outdoors. The fourth level

offers a huge recreation room, an additional bedroom, separate laundry, and plenty of storage. There is also an enormous crawl space ready to accommodate all your seasonal items and treasures. This wonderful home intertwines its exciting original design with many modern UPGRADES, including a newer high-efficiency FURNACE, upgraded VINYL WINDOWS , new GARAGE DOOR, new FRONT DOOR, new PATIO DOOR, VINYL PLANK FLOORING in the kitchen, family room, and studio, updated LIGHT FIXTURES and ,CEILING FANS, new BATHTUB and SINKS, and newer STAINLESS STEEL APPLIANCES. The 30-year SHINGLES are only 10 years old. This home has a soul, it has been a place of music, learning, success, love, and laughter. Its aura is warm, uplifting, and truly special. Now it is ready for a new family to write the next chapter and create memories of their own.