



**93 Memorial Parkway  
Rural Red Deer County, Alberta**

**MLS # A2320997**



**\$635,000**

<b>Division:</b>	Liberty Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,992 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Other
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	29-37-27-W4
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DCD-9A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** blinds, all contents are negotiable

Welcome to this beautiful, fully finished 2-story Smart home with a double attached garage in Liberty Landing, where the advantages of Red Deer County living include lower property taxes, peaceful surroundings, and exceptional value. Backing directly onto open fields with no rear neighbours, this property offers added privacy, a low-maintenance lifestyle, and a thoughtfully designed floor plan with abundant functional living space for today's modern family. Inside, the bright, open-concept layout is enhanced by soaring ceilings and abundant natural light. The inviting living room features an electric fireplace flanked by custom built-in display shelving, creating a warm focal point for everyday living and entertaining. The adjoining kitchen is both stylish and practical, showcasing quartz countertops, a large island with breakfast bar seating, stainless steel appliances, a contemporary tile backsplash, and seamless flow into the dining area, where a glass patio door leads to the rear deck. The main level also includes a spacious mudroom and a convenient two-piece bathroom, while integrated smart home technology adds comfort and convenience throughout the property. Upstairs, you'll find a versatile family room perfect for movie nights or a children's play area, along with a luxurious primary retreat featuring a walk-in closet and a spa-inspired ensuite complete with double vanities, a stand-up shower, and a private water closet tucked behind a discreet sliding door. Two additional bedrooms and upper-level laundry complete this floor. The fully finished basement offers even more versatile living space, featuring a spacious recreation room, a roughed-in area for a future wet bar, two flexible spaces ideal for a home gym and office, a fourth bedroom, and ample storage. For added convenience, the laundry could also be relocated to the basement if desired. Outside, the backyard is

designed for easy enjoyment rather than endless maintenance. Featuring durable vinyl fencing, artificial turf, and low maintenance composite deck with a pergola, it's the perfect place to relax or entertain while enjoying uninterrupted views over the field behind the home. Conveniently located in Gasoline Alley, this property offers excellent access to Costco, Cineplex, shopping, restaurants, and a wide range of nearby amenities. With a double attached garage, smart home features, an exceptional floor plan, and the added bonus of lower Red Deer County taxes, this move-in-ready property offers outstanding value in one of the area's most desirable communities.