



**135 Stephenson Crescent
Red Deer, Alberta**

MLS # A2323569



\$647,900

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

Modified bi-level with nearly 1,600 square feet above grade, two garages, and RV parking in Sunnybrook South. That trifecta almost never comes up in this neighbourhood, and the rest of the home matches the lot. The main floor runs open concept with a kitchen that earns its centre-stage spot including quartz countertops, soft-close cabinetry, under-cabinet lighting, and newer appliances. The spacious living room is perfect for soaking in the Western sunshine skies. Updated flooring carries through the entrance and main living areas. Two bedrooms, a full bathroom, and main-floor laundry round out the everyday layout on this level. Upstairs, the primary suite is its own floor with a walk-in closet, dual vanity sinks, and a custom double jetted soaker tub ensuite built for unwinding. The lower level stays bright with oversized windows and delivers real livable space: two additional bedrooms, a four-piece bathroom, a family room, and a separate theatre room for movie nights or loud music without compromise. Mechanicals are all sorted. High-efficiency furnace, on-demand hot water, operational in-floor heat, and central air conditioning. The attached double heated garage keeps the family dry year-round. Out back, the detached garage has sunlight ceilings and is roughed in for gas or electric heat and ready for the summer car, workshop, or toy storage. The yard is the kind of outdoor space that takes years to build and it shows best right now. Established perennial gardens are in full bloom, the raspberry bushes produce up to 10 gallons of fruit a season, and the covered deck features a gas BBQ hookup with roll-down sun blinds for all-day shade. RV parking alongside the home completes the package. Sunnybrook South sits minutes from Red Deer's south-end shopping, parks, and trail networks. This is a home that works as hard as the family living in it.