



**115 Stephenson Crescent
Red Deer, Alberta**

MLS # A2323601



\$679,900

Division:	Sunnybrook South		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,210 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave hood fan, window coverings, washer, dryer, freezer in pantry, shed, fire pit, garage door opener + 1 control, 3 tv wall mounts, electric fireplace in fam rm, attached garage shelves, bike hooks, tire rack, central vac + attachments, all floating shelves.

A fully finished two storey in desirable Southbrook! The curb appeal is accented by the front double car garage, extended driveway and nice landscaping. The spacious front entryway greets you with lovely natural light. The beautiful laminate flooring flows throughout the majority of the main floor, which has also been refreshed with new neutral paint. Follow the double french doors to the main floor office. Maple glazed staggered kitchen cabinets are accented by full tile backsplash, a sil granite sink, pot/pan drawers, stainless steel appliances, a large island eating bar, crown mouldings, and a large walkthrough pantry for your convenience. The eating area has a patio door out to the deck and a landscaped backyard. Relax in the living room next to the gas fireplace that features floor to ceiling stone accents and a mantle. The spacious back entryway has built in cubbies leading to the walk through pantry. Upstairs has a bright and open bonus room with vaulted ceilings & a fan. The king sized primary bedroom features a walk in closet, a 5 piece ensuite with new light fixtures, a soaker tub with tile surround, double sinks, a centre cabinet tower for additional storage, a separate shower and a water closet. There are two additional bedrooms upstairs (one with a walk in closet) and a 4 piece bathroom with an extended vanity and drawers. The professionally developed basement (roughly 3 years ago) has a family room with an electric fireplace, a games area (vinyl plank flooring & set up for a dry bar), a 4th bedroom with vinyl plank flooring and a 3 piece bathroom with a furniture style vanity and a large shower, all warmed by underfloor heat. The backyard has vinyl fencing, a dog run, a shed, a thoughtfully designed fire pit space for entertaining and unwinding, a large composite deck with glass/aluminum railings and a privacy screen. The home includes A/C, a heated garage, hot

water on demand (replaced within the last 2 years). The home has been meticulously maintained with the Bear Care program. A wonderful location steps away from the trail system & parks.