



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**219 Lampard Crescent
Red Deer, Alberta**

MLS # A2327125



\$517,900

Division:	Lancaster Green		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,392 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Environmental Reserve, Many Trees, No Back Lane, No Neighbour		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Wet Bar		

Inclusions: TV bracket in basement and livingroom, Shed, Window coverings, Blinds, Pool/Ping pong Table, Pool cues, Dart Board, Garden swing,

Welcome home to this beautiful 1392 sqft bungalow tucked against a treed park — and once you see the backyard, you'll understand why this one is different from anything else on the market. Backing directly onto the reserve, this yard is your own private, treed escape with zero backyard neighbours. Picture your Saturday afternoons swaying in the hammock, or enjoying your evening around a fire or simply curling up with a book on the deck. Inside, the main floor welcomes you with a bright living room, then leads up a few steps to an open kitchen and dining space where garden doors frame that gorgeous backyard view. Three bedrooms complete this level, including a spacious primary retreat with a spa-like 4-piece ensuite featuring a two-person tub and separate shower — your own at-home escape after a long day. Downstairs offers two more generous bedrooms, and a 3-piece bath. You'll also find an entertainer's dream downstairs with a rec room and a bar, pool table/ping pong table combo, a dart board, and space to unwind and watch movies. This home is built for the couple that likes to entertain or the family that loves a big space for the kids to play....or both. What a great place to come home to. Upgrades include New Dishwasher, Microwave and Stove in last 3 years, A/C in 2021, 240V in garage for electric car, New Rheem hot water tank 2024, Water Softener 2022. Home also has inground irrigation system with 4 zones, infloor heat in basement and garage.