



GRASSROOTS
REALTY GROUP

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44 Carlson Place
Red Deer, Alberta

MLS # A2327143



\$410,000

Division:	Clearview Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,107 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Front Drive, Heated Garage, Single Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-D

Utilities: -

Inclusions: Blinds

Move-in ready and full of thoughtful upgrades, this well-cared-for home delivers comfortable family living across three finished levels. Step inside to a bright main floor featuring durable laminate flooring and a stylish kitchen with a granite island, built-in microwave and dishwasher, and a fridge with an ice and water dispenser. A convenient half bath adds function, and the patio located right off the kitchen makes it easy to barbecue (which has natural gas hook ups) and entertain outdoors. Upstairs offers three generously sized bedrooms with carpet. The master suite impresses with a private 3-piece ensuite and his-and-her closets, while a separate 4-piece bathroom serves the additional bedrooms and guests with ease. The fully developed basement adds even more living space and features warm underfloor heating that radiates cozy comfort throughout the home during the winter months, an ideal setup for a media room, family lounge, or play area. In the summer, central air conditioning keeps every level cool and comfortable. Additional features include a single attached garage that's boarded and insulated, central vacuum with attachments, washer and dryer included, and a hot water tank replaced in approximately 2022. Enjoy the rare bonus of no neighbours directly behind the property, plus handy backyard parking and room to shift the fence back for an even larger yard, if desired. A turnkey home in a convenient location!