



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**88 McCullough Cresnet
Red Deer, Alberta**

MLS # A2327417



\$459,900

Division:	Morrisroe Extension		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,234 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Preserved Wood
Features:	Central Vacuum, Natural Woodwork, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: N/A

Welcome to this beautifully maintained 1,234-square-foot bungalow, offering the perfect blend of comfort, function, and sustainable, homestead-inspired living. Located in one of Red Deer's most desirable mature neighbourhoods, this turnkey property is completely move-in ready and designed to offer total peace of mind for its next owners. Upon entering the main floor, you are greeted by the warmth of elegant hardwood flooring and beautiful accent trim that flows seamlessly throughout the space. The heart of the home features a stylish kitchen complete with sleek granite countertops, quality appliances, and an abundance of cabinet space. The main level also hosts three comfortable bedrooms, including a spacious primary retreat with a convenient two-piece ensuite, alongside an additional bright four-piece main bathroom. Transitioning to outdoor living is effortless, as the dedicated dining area opens directly onto a vinyl-covered deck that overlooks a spectacular backyard oasis. This large, fully fenced yard is beautifully landscaped with mature trees, perennials, and lush shrubs, creating a private sanctuary perfect for gardening, unwinding, or watching the children play. Moving downstairs, the fully finished basement provides exceptional additional living space, anchored by a large family room featuring a cozy wood-burning fireplace. This lower level also includes a private fourth bedroom, a three-piece bathroom, a massive utility and storage room that houses the laundry station, and a versatile flex space that is perfect for a home office or personal gym. This property has been meticulously maintained, boasting an impressive list of mechanical and structural upgrades, including a high-efficiency furnace, a newer hot water tank, central air conditioning, a water softener, upgraded vinyl windows on the main floor, and newer shingles. The exterior

features continue with a detached double-car garage that is fully insulated, equipped with electrical power, and gas-heated for year-round comfort, complemented by a spacious double driveway pad along with an additional parking pad at the front of the property to comfortably accommodate another car. Situated in a prime location close to excellent schools, shopping, parks, and all essential amenities, this home perfectly combines classic style with modern convenience.