



GRASSROOTS
REALTY GROUP

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**4552 Waskasoo Crescent
Red Deer, Alberta**

MLS # A2327809



\$1,050,000

Division:	Waskasoo		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,219 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Nestled in the heart of Waskasoo, this exceptional residence offers a rare opportunity to enjoy luxury living surrounded by nature. Perfectly positioned across from Waskasoo Creek and the majestic Red Deer River, this stunning property sits on an expansive, maturely landscaped lot with direct access to Red Deer's renowned trail system. This impressive 2,200 sq. ft. two-storey home features three spacious bedrooms and showcases timeless craftsmanship throughout. A heated triple attached rear garage provides ample space for vehicles and storage, while the inviting wrap-around front veranda offers breathtaking views of the creek and river—the perfect place to enjoy your morning coffee or unwind at the end of the day. The beautifully landscaped, fully fenced backyard is a private retreat complete with a heated enclosed sunroom, established flower beds, and an underground sprinkler system. Inside, the spacious living room is anchored by a spectacular floor-to-ceiling stone fireplace flanked by custom built-in bookcases, creating a warm and inviting gathering space. The front office enjoys picturesque river views, where local wildlife, including deer, often wander past the windows. Designed for both everyday living and entertaining, the chef-inspired kitchen features granite countertops, a gas range, custom cabinetry, premium appliances, and an expansive dining area with a stylish wine bar—ideal for hosting family gatherings and memorable celebrations. Upstairs, the luxurious primary suite is a true sanctuary, complete with a cozy corner fireplace, an oversized custom walk-in closet with built-in shelving, and the convenience of upper-floor laundry. The spa-inspired ensuite is equally impressive, offering dual vanities, a custom walk-in shower, and a spectacular six-foot round jetted air tub positioned to capture tranquil river views. The fully

finished basement is designed for entertaining and relaxation, featuring two additional bedrooms, under-slab in-floor heating, a spacious media room, a games room with a wet bar, and a beautifully appointed four-piece bathroom. From its unparalleled location and thoughtful design to its outstanding craftsmanship and premium finishes, this one-of-a-kind home offers an exceptional lifestyle in one of Red Deer's most sought-after neighbourhoods. This is more than a home—it's a rare opportunity to experience luxury, comfort, and nature in perfect harmony.