



GRASSROOTS
REALTY GROUP

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918 Memorial Drive SE
Redcliff, Alberta

MLS # A2328049



\$733,950

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,208 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: Refrigerator, Gas Stove, Dishwasher, Microwave, Washer/Dryer

Welcome to 918 Memorial Drive SE, a stunning, brand-new executive home built with uncompromising quality by Limestone Developments. Spanning over 2,200 sq. ft. of pristine above-grade living space, this masterfully designed 2-storey home perfectly pairs modern minimalist luxury with everyday functionality. From the moment you step into the spacious foyer, you are greeted by clean lines, smooth ceilings, and an abundance of natural light pouring through high-efficiency, triple-pane Low-E windows. The main floor features a dedicated front office—ideal for working from home—and a bright, open-concept living area centered around a cozy natural gas fireplace. The chef-inspired kitchen is a true showstopper, boasting quartz countertops, a massive center island, a full-height tile backsplash, and soft-close cabinetry. It comes fully equipped with premium stainless steel Samsung appliances, and elegant under-cabinet lighting. Upstairs, the layout is designed for family comfort, offering a spacious primary retreat with a custom vanity, quartz countertops, and a stunning tile ensuite shower with a sleek glass enclosure. The basement expands your living space significantly, featuring a massive recreation area (unfinished), a designated spacious gym setup (finished), and large egress windows that keep the entire level feeling bright and airy. It also features rough-ins for a future bathroom and a wet bar, allowing you to easily customize the space down the road. The attached double-car garage is fully insulated, drywalled, taped, and primed, complete with an automatic opener, EV charger rough-in, and a gas heater rough-in. Premium Extras Include: Central air conditioning, a tankless hot water heater, a high-efficiency natural gas furnace, 200-amp electrical service, matte black hardware throughout, and the peace of mind of the Alberta

New Home Warranty. Don't miss the opportunity to own a high-specification new build in a fantastic Redcliff neighborhood. Schedule your private viewing today!