



GRASSROOTS
REALTY GROUP

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99 livingston Close
Red Deer, Alberta

MLS # A2328489



\$499,500

Division:	Laredo		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,385 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Lawn, Other, See Remarks		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: None

Welcome to this beautifully maintained 2022-built home offering modern design, quality finishes, and exceptional value. Showcasing a bright open-concept layout, the main floor features a spacious living room with a coffered ceiling, textured detail, large windows, durable laminate plank flooring, and a stylish gas fireplace. It features a nice Heat Recovery System and a high efficiency furnace, among other things. The basement has 9' high ceilings, and has in-floor heating roughed in. The kitchen is both functional and elegant, complete with abundant cabinetry with crown moulding, a full tile backsplash, stainless steel appliances, and a full-size pantry. The adjoining dining area provides access to a sunny, south-facing deck and a large backyard—perfect for entertaining. The primary bedroom comes with a four-piece ensuite and dual closets. Two additional front-facing bedrooms are well sized and filled with natural light. The fully fenced yard features a high-quality vinyl fence, and the lawn has been professionally landscaped and meticulously maintained. Located in the prestigious Laredo community, close to shopping and amenities, this home combines style, comfort, and future potential. Move-in ready and a must-see!