



GRASSROOTS
REALTY GROUP

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**49, 2821 Botterill Crescent
Red Deer, Alberta**

MLS # A2329257



\$402,000

Division:	Bower		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,259 sq.ft.	Age:	1988 (38 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 692
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)		

Inclusions: Contact Seller Directly

Click brochure link for more details** Welcome to Horizon Village Estates, a desirable 55+ adult living community offering comfort, convenience, and a low-maintenance lifestyle. This bright and inviting bungalow-style duplex condominium features 1,259 sqft of living space with 2 bedrooms and 2.5 bathrooms. The main floor is filled with natural light and showcases durable vinyl plank flooring throughout. The spacious primary bedroom includes a his-and-hers closets and a private 4-piece ensuite. Downstairs, the fully finished basement offers a large recreation/family room, a second bedroom, and an additional bathroom—perfect for guests, hobbies, or extra living space. Enjoy relaxing on the covered deck with a fiberglass roof while watching deer and rabbits that frequently visit the landscaped grounds. The single attached garage is equipped with a gas heater and hot and cold water taps for added convenience. Residents enjoy access to the community clubhouse, where neighbours gather for activities including pizza nights and shuffleboard. Visitor parking is available, and RV storage can be rented within the complex for a monthly fee. Ideally situated on a quiet cul-de-sac close to Bower Place Mall, shopping, restaurants, medical services, and numerous amenities. Condo fees include water, sewer, cable TV, internet, caretaker services, lawn maintenance, garbage, recycling and snow removal. Small pets are permitted. Enjoy carefree living in this welcoming and well-maintained home.