



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

74 Oaklands Crescent
Red Deer, Alberta

MLS # A2329652



\$800,000

Division:	Oriole Park West		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,040 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Insulated, Off Street, Oversized		
Lot Size:	0.24 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Pie Shaped Lot		

Heating:	High Efficiency, In Floor, Forced Air, Humidity Control, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	See Remarks

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Basement Sofa, Basement TV & Wall Mount

Welcome to an exceptional custom-built walkout, backing directly onto beautiful Maskepetoon Park, this home captures breathtaking green space views through soaring floor-to-ceiling windows while offering a level of privacy that's increasingly hard to find. With over 2,040 sq. ft. above grade, 4 large bedrooms, 3.5 bathrooms, and a 10,313 sq. ft. lot, this home was thoughtfully designed with both everyday living and entertaining in mind. Dramatic vaulted ceilings, timeless millwork, granite countertops, built-in appliances, extensive custom cabinetry, a walk-through pantry, oversized mudroom, and countless built-in features showcase quality craftsmanship throughout. The full-width upper deck and covered walkout patio—both with natural gas hookups—create incredible outdoor living spaces overlooking the park, while the expansive backyard is ready to become your dream retreat. The spacious primary suite offers tranquil views, a luxurious 5-piece ensuite, walk-in closet, and laundry chute. Additional highlights include an oversized garage with built-in shelving, in-floor heating, central A/C, decorative stamped concrete driveway, Navien hot water on-demand (2023), and numerous recent updates. Located just minutes from every convenience while feeling a world away, this is a rare opportunity to own a truly one-of-a-kind home in one of Red Deer's most desirable neighbourhoods.