



GRASSROOTS
REALTY GROUP

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**19 Golden Crescent
Red Deer, Alberta**

MLS # A2331218



\$379,000

Division:	Garden Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,280 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 334
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, BI-Dishwasher, BI-Microwave, Washer, Dryer, All Window Coverings, Garage Door Remote, Wall Shelving in Livingroom, Storage Bench at Back Door

Welcome to The Park in Garden Heights! Discover exceptional living in one of Red Deer's most desirable communities. This beautiful two-storey home features 3 bedrooms, 3 bathrooms, and a spacious, functional floor plan designed for modern living. The heart of the home is the impressive kitchen, complete with a massive quartz island featuring a breakfast bar with plenty of seating, abundant cabinetry and stainless steel appliances. The bright, open-concept living and dining areas create the perfect space for entertaining, with patio doors leading to the rear deck. The gas fireplace adds warmth and character to the living room. Luxury vinyl plank flooring extends throughout the main floor, while the upper level offers the comfort of plush carpeting. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a walk-in closet, a 4-piece ensuite, and private patio doors opening onto an upper-level deck. The basement is undeveloped, providing endless possibilities for future customization, with a floor plan available to help bring your vision to life. Completing this home is a large single attached garage and the added convenience of quick possession. Discover exceptional living in one of Red Deer's most desirable new communities. Ideally located just minutes from the Red Deer River, scenic trail system, and the Clearview Market with all amenities!