



**GRASSROOTS**  
REALTY GROUP

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**21 Leung Close**  
**Red Deer, Alberta**

**MLS # A2332413**



**\$649,900**

|                  |                                                       |               |                   |
|------------------|-------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lancaster Green                                       |               |                   |
| <b>Type:</b>     | Residential/House                                     |               |                   |
| <b>Style:</b>    | 2 Storey                                              |               |                   |
| <b>Size:</b>     | 2,016 sq.ft.                                          | <b>Age:</b>   | 2000 (26 yrs old) |
| <b>Beds:</b>     | 5                                                     | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, RV Access/Parking             |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Irregular Lot, Landscaped, Street Lighting |               |                   |

|                    |                                                                                                                                                                               |                   |              |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Central, Natural Gas, Wood, Wood Stove                                                                                                                                        | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                                                                                                                                                        | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                               | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full                                                                                                                                                                          | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                                                                                                                     | <b>Zoning:</b>    | R-L          |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                               | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows |                   |              |
| <b>Inclusions:</b> | Seller is willing to include furniture items                                                                                                                                  |                   |              |

Where Families Put Down Roots. Custom-built, lovingly maintained by its original owners, and cherished for the past 26 years, this exceptional two-storey home in sought-after Lancaster Green offers the perfect blend of space, comfort, and timeless family living. Originally built in 2000 with plans to flip it, the owners/builders quickly fell in love with the quiet close, incredible neighbours, and welcoming community, choosing instead to raise their family here. Now, this beautifully cared-for home is ready for its next chapter. Offering over 3000 sqft of fully finished living space, this spacious 5-bedroom, 4-bathroom home was thoughtfully designed for both everyday living and entertaining. At the heart of the home is the expansive kitchen featuring granite countertops, abundant cabinetry, and an oversized island that has hosted countless family dinners, holiday celebrations, and evenings spent gathering with friends. The adjoining family room creates an inviting space where everyone naturally comes together. Quality craftsmanship and thoughtful upgrades are evident throughout, including soaring ceilings, hardwood and ceramic tile flooring, central air conditioning (2022), a high-efficiency furnace (2023), two hot water tanks, under-slab heating in both the basement and attached garage, a cozy wood-burning stove, remote-controlled blinds, dimmable lighting, a programmable front door lock, central vacuum, built-in storage, and vinyl windows. Step outside to a beautifully landscaped, fully fenced yard complete with a storage shed, rear alley access, and RV parking. The double attached garage features built-in cabinetry, making organization easy while providing excellent storage. Perfectly positioned on a quiet family-friendly close with minimal traffic, this home is just minutes from schools, parks, walking trails, the Collicutt Centre, shopping,

restaurants, and all the amenities that make Lancaster Green one of Red Deer's most desirable neighbourhoods. This is more than a beautiful house- it's a home built for entertaining, designed for family living, and filled with love. If you've been searching for a place where family and friends naturally gather, you've just found it.