



GRASSROOTS
REALTY GROUP

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604, 125 Caribou Crescent
Red Deer, Alberta

MLS # A2332964



\$305,000

Division:	Clearview Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,248 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar

Water:	-
Sewer:	-
Condo Fee:	\$ 305
LLD:	-
Zoning:	R-H
Utilities:	-

Inclusions: Fridge, stove, dishwasher, microwave hood fan, stacking washer dryer, window coverings, garage door & remote.

Who says you can't have it all? Welcome to this maintenance-free, two-story townhouse condo in beautiful Clearview Ridge! This trendy well cared for home features a unique layout that fits all lifestyles. Parking is no problem here, as you have your very own tandem two-car garage. As you walk up the stairs, you immediately enter your modern kitchen with a bright open floor plan and vinyl plank throughout. This kitchen features stone countertops, stainless steel appliances, a large island with a sink, and ample cabinet and counter space. Just off the kitchen is the door that leads to your private covered balcony, which faces west and overlooks the landscaped courtyard. The living room offers large windows, allowing plenty of natural light. This floor is finished off with a 2 piece powder room and under-the-stairs storage. Head up the stairs to the top floor, which features 2 primary bedrooms. Each bedroom is a good size with large windows, oversized closets and its very own ensuite. One ensuite has a walk in shower and the other has a shower/tub combo. Another bonus is upper-floor laundry! These townhomes are close to parks, schools, trails, all the shopping and amenities that you will ever need right at your fingertips.