



GRASSROOTS
REALTY GROUP

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**37, 2821 Botterill Crescent
Red Deer, Alberta**

MLS # A2333385



\$340,000

Division:	Bower		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	950 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Corner Lot, Cul-De-Sac, Landscaped, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 574
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this immaculate, move-in ready 3-bedroom, 2-bathroom half duplex located in the highly desirable 55+ community of Horizon Village. Lovingly maintained and showcasing true pride of ownership, this beautiful home has been thoughtfully updated over the years, offering comfort, functionality, and peace of mind. The bright and functional kitchen features upgraded appliances, durable tile flooring, ample counter space, and plenty of cabinetry, making meal preparation both easy and enjoyable. The adjoining dining and living areas are warm and inviting, highlighted by newer hardwood flooring and large windows that fill the home with natural light. Step outside onto your spacious rear deck, where you can relax and enjoy the rare privacy of having no neighbours directly behind while overlooking the Bower Mall greenspace. The main floor is designed for convenient everyday living, featuring a generous primary bedroom complete with a walk-in closet, a second bedroom currently utilized as a home office, a beautifully renovated 4-piece bathroom with a custom walk-in shower, and the added convenience of main floor laundry. The fully developed basement expands your living space with a large third bedroom, a 3-piece bathroom, an oversized utility room that could easily serve as a hobby room, workshop, or den, and a spacious family room offering abundant storage for all your seasonal and everyday belongings. Numerous upgrades throughout the home include central vacuum (2009), updated tile flooring (2013), main floor laundry appliances (2017), hot water tank (2016), Budget Blinds (2010 & 2017), additional insulation (2016), eavestroughs (2020), and many more thoughtful improvements that make this home truly move-in ready. Ideally situated just steps from the community clubhouse, residents enjoy access to outstanding amenities including pool tables, a library,

dining and social gathering areas, an elevator, and a vibrant community atmosphere. If you're looking for a meticulously maintained home in one of Red Deer's most sought-after adult communities, this exceptional property is one you won't want to miss.