



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3 Janko Close Red Deer, Alberta

MLS # A2334162



\$350,000

Division:	Johnstone Park		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	863 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Front, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, R		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 369
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry, Recreation Facilities, Vinyl Windows		

Inclusions: Fridge, Stove, Hood-fan, Built-in Dishwasher, Washer & Dryer, all Window Coverings, Garage Door Opener & Remote X1, RO Water System (under kitchen sink)

Enjoy maintenance-free living in this well-cared-for bungalow-style townhouse, tucked into the sought-after 18+ community of Springfield Crossing! This home has 1,758sqft of finished living space and was tastefully updated by its owners, including a custom-built main floor bathroom, tile backsplash in the kitchen, and a professionally drywalled and painted attached garage with LED lighting. The bright, open-concept main floor features a cozy gas fireplace, central air conditioning, and high-end professionally installed blinds throughout — blackout in the primary bedroom and front den, with top-down/bottom-up privacy styles in the living room. The kitchen offers a functional layout with a corner pantry, plenty of counter space, a reverse osmosis water system installed under the sink (2023), and a full stainless steel appliance package including a range hood. A versatile den just off the entry is perfect as a home office or extra flex space, and a stacked washer/dryer keeps main floor laundry simple. Head downstairs to a fully developed lower level offering two more spacious bedrooms and a full bathroom — ideal for guests, hobbies, or extra storage. Step outside to your private patio, a great spot for morning coffee or an evening unwind, and enjoy the brand new driveway and sidewalk poured in 2025. Springfield Crossing itself is known for its immaculate, well-kept landscaping and green space, complete with a park and water fountain behind the clubhouse. Residents enjoy convenient gate access putting you steps from the Jewell Street strip mall's restaurants and convenience store, plus a choice of two nearby bus stops. Condo fees of \$369/month cover common area maintenance, landscaping and snow removal, professional management, building insurance, and reserve fund contributions —plus shared clubhouse and common property

maintenance. Do not wait — come see what this incredible home has to offer!