



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9 Cronquist Close Red Deer, Alberta

MLS # A2339581



\$891,000

Division:	Westlake		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,058 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage,		
Lot Size:	1.07 Acres		
Lot Feat:	Corner Lot, Cul-De-Sac, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Septic Field, Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	18-38-27-W4
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Crown Molding, Double Vanity, Pantry, Separate Entrance, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Vacuum & Attachments, 3 Garage Door Openers & 1 controller

Offering 1.07 acres of space, privacy and flexibility, this well-maintained home has been thoughtfully improved over the years while retaining the character of its 1969 construction. The cultured stone exterior sets the tone, while inside, the home offers generous living spaces, practical features and plenty of room for a large family. The main floor begins with a sunken living room featuring a gas fireplace and engineered hardwood flooring, flowing into the dining area and a well-designed kitchen. Granite countertops, ceramic tile flooring with in-floor heating, stainless steel appliances, a gas range, built-in range fan and pantry make this a highly functional space. The kitchen overlooks the backyard and provides convenient access to the deck. The primary bedroom includes a cedar-lined walk-in closet, while the ensuite has been recently remodelled with dual sinks, updated lighting and vinyl plank flooring. The home offers 4.5 bathrooms in total, including a main bathroom with granite countertops and in-floor heating. A four-season sunroom adds another versatile living area, complete with a six-person hot tub, freestanding gas stove and four patio doors opening onto the outdoors. Downstairs, the finished lower level provides another sunken living room with a brick-surround gas fireplace, updated lighting, three bedrooms, a full bathroom and a laundry/furnace room. The home is equipped with two furnaces, on-demand hot water and a built-in vacuum system. One of the property's standout features is the separate studio above the garage. Completely independent from the main home, it offers its own kitchen, gas stove and bathroom, making it an excellent space for older children, guests, family members, a home office or anyone who would appreciate a little extra independence. Outside, there is plenty of room to enjoy the acreage, including a wrap-around deck,

gazebo, ice rink and parking for four or more vehicles. The property is serviced by a well and septic system with field, both in excellent condition, while the option remains to connect to city services if desired. This is a property that offers space, functionality and flexibility in a setting that gives you the advantages of acreage living without giving up the convenience of being in the city. With its extensive living space, separate studio, multiple outdoor amenities and long list of practical improvements, it is well suited to a family looking for room to live, work and enjoy the outdoors. 3 garages - attached is 26'X24', detached is approximately 14X20 & the studio has a separate 20'X29'.