



GRASSROOTS
REALTY GROUP

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**52 Irving Crescent
Red Deer, Alberta**

MLS # A2341568



\$679,000

Division:	Inglewood West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,286 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Concrete Driveway, Double Garage Attached, I		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Low Maintenance Landscape, Private		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, Stove, BI-Dishwasher, BI-Microwave, Washer, Dryer, All Window Coverings, Bar Fridge, 2 Garage Remotes, Floating Shelves in Both Rec and Theatre Rooms, 2 Antique Box Shelves in Dining Room, Shelving and Cabinets in Both Garages, TV with Bracket in Detached Garage, Water Softener, Reverse Osmosis System, Insulated Dog House Under Deck Stairs.

FORMER TRUE LINE SHOE HOME | TWO GARAGES INCLUDING OVERSIZED HEATED SHOP | QUICK POSSESSION | MOVE IN READY Offering 4 bedrooms and 3 full bathrooms, this beautifully designed former True Line Show Home combines a spacious open layout, impressive garage space, thoughtful updates, and a low maintenance outdoor living area. The bright main floor features cathedral ceilings and a large open concept floor plan, creating an airy and inviting space ideal for everyday living and entertaining. The bi-level design offers 2 bedrooms on the main floor and 2 additional bedrooms in the fully finished basement, providing plenty of room for families, guests, or a home office. Downstairs, you’ll find a spacious recreation room, theatre room, wet bar, two generously sized bedrooms, and a full bathroom an excellent setup for entertaining, movie nights, or giving family members their own space. Exceptional Two Garage Setup: One of the true highlights of this property is its rare two garage configuration, offering an exceptional amount of parking, storage, and workspace. The attached 19’ x 24’ double garage features built in cabinets and a full mezzanine for additional storage. The oversized heated 26’ x 28’ detached garage/shop is a standout feature and offers tremendous versatility. With 10 foot side walls, 220 volt power, floor drain, built in cabinets, and a full mezzanine, there’s room for vehicles, tools, recreational equipment, hobbies, projects, or additional storage. A large TV in the oversized detached garage is also included. Designed for Low Maintenance Outdoor Living: Step outside to a beautifully landscaped, low maintenance backyard designed so you can spend more time enjoying it and less time maintaining it. Relax or entertain on the covered deck with three oversized skylights, unwind in

the covered hot tub, or enjoy the south facing tomato garden and four oversized raised garden beds. The outdoor space provides an excellent combination of privacy, entertaining space, gardening, and easy upkeep. Well Maintained & Move In Ready: Important recent improvements and features include new shingles installed in October 2025, a fully serviced furnace, and a newer water heater, water softener, reverse osmosis adding even more value and peace of mind for the next owners. Situated on a quiet street in desirable south Red Deer, the home is within walking distance of an elementary school and features a west facing front yard. With its cathedral ceilings, spacious open floor plan, 4 bedrooms, 3 full bathrooms, finished basement, exceptional two garage setup, OVERSIZED heated detached garage, and low maintenance outdoor living space, this home offers a combination that is difficult to find. Quick possession is available, and this exceptionally clean, well maintained home is truly move in ready.