



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**50 Langford Crescent
Red Deer, Alberta**

MLS # A2343455



\$579,900

Division:	Lancaster Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	2,640 sq.ft.	Age:	2002 (24 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Back Lane		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, See Remarks		

Inclusions: Storage Shed, Central Air

Walk-Out Bi-Level with 6 bedrooms. Incredible amount of Family Living Space that backs right onto Sports Fields and Schoolyards. The OPEN design of the main floor is great for families, and offers an abundance of natural light. The spacious Kitchen has a large centre island, stainless appliances, and a corner pantry that is sure to fit all your necessities. The Dining Area can easily accommodate a sizeable table or expand for family gatherings and holidays, and with direct access to the back deck it is perfect for summer entertaining. The Living Room, like the rest of the main floor, feels grand with vaulted ceilings and hardwood floors, accented by massive floor to ceiling windows overlooking the backyard and the green space/park beyond. There are 3 Bedrooms on the main floor, including the Master with Ensuite and Walk-in Closet. The front facing Bedroom offers vaulted ceilings and large windows, perfect spot to set-up a home office, reading nook, or hobby room. A Full Bath completes the space. Head downstairs to your fully-finished basement with 3 additional Bedrooms (one set up for a home exercise room) and a full Bath. No basement feeling here; the Family Room offers floor to ceiling windows, a gas fireplace, and garden doors leading to the fully-fenced East-facing backyard. The landscaping is spectacular, with brick patio pavers creating a shaded spot to sit for a visit, and a walkway leading to the stone retaining wall, lilac bushes, shrubs and raspberries. all accented by decorative rocks. Just three steps down, find a spacious play area and a gate providing easy access to the field beyond. The Double Attached Garage and movable storage shed give you room to store vehicles, toys, and tools. Young kids and parents alike will love this neighbourhood and proximity to the park and schools. Lancaster is family-friendly with plenty of schools,

outdoor play centres, and walking paths, allowing your family to enjoy the outdoors. A quick drive across 30th Ave will get you to East Hill Centre, where you can find shopping, restaurants, banking, medical, and pet supplies. Upgrades include: New BBQ Gas Line, Garage Heater 2021, Ultra High Efficient Hot water heater 2023, LG Washer & Dryer 2022, LG Microwave 2023, Bosch Dishwasher 2025, LG Range 2026, Upgraded R60 attic Insulation 2025, Triple Pane Windows and basement French Doors 2024, Vinyl Plank Flooring 2026, Shingles apx. 2018. Large, functional, and conveniently located – make 50 Langford Crescent Your NEXT Move