

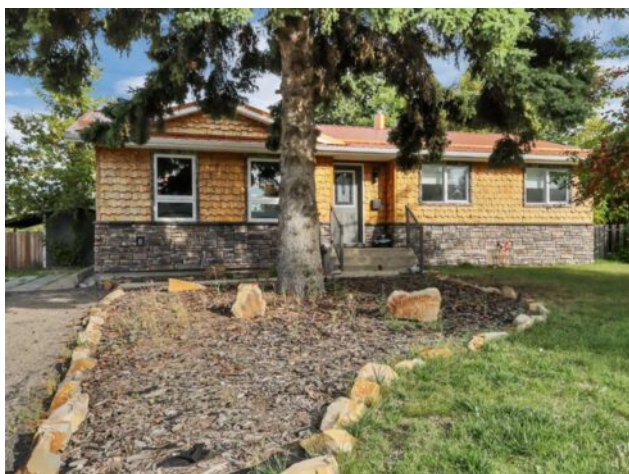


GRASSROOTS
REALTY GROUP

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70 Sherwood Crescent
Red Deer, Alberta

MLS # A2344429



\$475,000

Division:	Sunnybrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,195 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Front Drive, Heated Garage, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED, RENOVATED BUNGALOW ~ OVERSIZED HEATED DOUBLE GARAGE & FRONT DRIVE WITH ROOM FOR AN RV ~ Set among mature trees in sought-after Sunnybrook, the home makes a striking first impression with established landscaping and an updated exterior featuring warm cedar shake and natural stone accents ~ A welcoming foyer leads to the open-concept main living space ~ The living room features large west-facing windows that fill the space with natural light and offer a bright, inviting atmosphere ~ The well-appointed kitchen offers a functional layout with plenty of light-stained maple cabinetry, full-height bevelled subway tile backsplash, ample counter space, an island with eating bar, chandelier and wood beam accents, walk-in pantry, window above the sink overlooking the backyard and upgraded stainless steel appliances ~ The dining area creates a natural gathering space between the kitchen and living room, with plenty of room for a dining table and chairs while maintaining an open flow throughout the main living area ~ Just off the kitchen, the mudroom and rear entry provide convenient access to the deck and backyard, along with separate access to the basement ~ The primary bedroom offers plenty of space for a king-size bed and additional furniture, while the massive walk-in closet features built-in shelving and organizers, and the 2-piece ensuite provides convenient access to the deck and pergola covered hot tub ~ A second generously sized main floor bedroom is conveniently located directly across from the 4-piece main bathroom ~ The fully finished basement expands the living space with a large L-shaped family room featuring plenty of room for a pool table and separate sitting area ~ A versatile flex space with built-in shelving provides excellent space

for a home office, hobby room or playroom ~ The oversized bedroom offers plenty of space for furniture ~ 3-piece bathroom with built-in shelving for convenient storage ~ A dedicated laundry room and separate storage room complete the lower level ~ Hot water tank and furnace replaced approx. 5 years ago, shingles replaced approx. 10 years ago ~ The fully fenced, beautifully landscaped backyard is surrounded by mature trees, shrubs and perennials and offers plenty of space to relax and enjoy the outdoors ~ The ground-level deck is ideal for outdoor dining and entertaining, complemented by a separate fire pit area for evenings around the fire ~ A garden shed adds convenient storage, while the 26' x 22' HEATED detached garage provides excellent room for vehicles, recreational toys and projects, with back alley access ~ The extra-long front driveway adds even more parking and provides plenty of room for an RV ~ Located in sought-after Sunnybrook, this established neighbourhood offers a quiet, tree-lined setting close to schools, parks, playgrounds, shopping and Red Deer's extensive trail system, with easy access to downtown and all other amenities ~ Move in ready!