



GRASSROOTS
REALTY GROUP

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**54 Allard Crescent
Red Deer, Alberta**

MLS # A2345446



\$1,250,000

Division:	Anders South		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,392 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Lake, Landscaped, Views		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Bathroom ensuite fridge, B/I ironing board x 2.

Welcome to 54 Allard Crescent, an impressive nearly 5,300 finished sq. ft. in this executive two-storey with 5 bedrooms, 4 bathrooms, a fully finished walkout basement, and an attached heated triple garage, backing onto the lake and green space in prestigious Anders on the Lake. Exceptional curb appeal features a stone and stucco exterior, concrete roof tiles, stamped concrete driveway, professional landscaping, and a handcrafted walnut front door. Inside, the grand open-concept main living area showcases raised ceilings, maple hardwood flooring, abundant natural light, and beautiful lake and green space views. The kitchen offers an abundance of custom knotty alder cabinetry, granite countertops, a gas cooktop with a custom range hood, and a large walk-through pantry with a second fridge. The spacious dining area, surrounded by windows, is perfect for large gatherings with family and friends while the stunning living room features a two-storey high coffered ceiling and a gas fireplace with stone surround, custom cabinetry, and shelving. A front office with a vaulted ceiling and custom cabinetry, a mudroom, laundry room, and 2-piece bathroom complete the main floor. Upstairs, the open hallway overlooks the main level and offers additional space for a reading area or office. The primary suite is a private retreat with hardwood flooring, a bay window with a bench overlooking the lake, and a double-sided gas fireplace shared with the ensuite, which features separate vanities, a centre soaker tub underneath a skylight, a steam shower, and access to the large walk-in closet. Two additional bedrooms with a Jack and Jill bathroom complete the upper level. The fully finished walkout basement offers an open family and theatre room, double-sided fireplace, large wet bar and games area, two additional bedrooms, a 4-piece bathroom, two storage

areas, and a bonus room beneath the garage. Outside, enjoy an upper vinyl finished deck with a metal and glass railing, a covered stamped concrete patio, professionally landscaped yard, and a patio-stone fire pit area. Additional upgrades include central A/C, in-floor basement heating, water softener, permanent exterior perimeter lighting, and Hunter Douglas blinds. Located close to parks, playgrounds, schools, and amenities, this exceptional property combines lake views, space, luxury, and convenience in one of Red Deer's most sought-after communities.