



GRASSROOTS
REALTY GROUP

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**86 Allison Crescent
Red Deer, Alberta**

MLS # A2347712



\$559,900

Division:	Anders South		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,043 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Heated Garage,		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WINDOW COVERINGS, WASHER, DRYER, GARAGE DOOR OPENER & CONTROL, TV MOUNT IN GARAGE, TV MOUNT UPSTAIRS, A/C, SECURITY EQUIPMENT

FULLY DEVELOPED 5 BEDROOM, 3 BATHROOM 2-STOREY IN ANDERS SOUTH ~ LANDSCAPED CORNER LOT WITH MATURE TREES ~ HEATED DOUBLE ATTACHED GARAGE ~ CENTRAL AIR CONDITIONING ~ A beautifully landscaped front yard and towering mature evergreens frame the distinctive Tudor-inspired architecture, featuring stucco, decorative wood and brick accents, multiple rooflines and a striking turret-style window ~ Step into the welcoming foyer with high ceilings that open to the second storey above ~ The living room features floor to ceiling bay windows that overlook the front yard, and flows into the formal dining room with a chandelier above and south facing bay windows that fill the space with natural light ~ The kitchen offers an abundance of dark-stained cabinetry, including full-height built-in pantry cabinets providing exceptional storage, ample counter space, island with an eating bar, full tile backsplash, stainless steel appliances including a gas range with dual ovens and a French door fridge ~ The kitchen flows into the breakfast room that offers garden door access to the partially covered deck and treed backyard ~ The family room is highlighted by an impressive wall of custom built-in cabinetry and display shelving, complete with intricate arched detailing, features a gas fireplace with a substantial mantle and raised hearth, with large windows and a garden door leading to a second deck and the backyard ~ Conveniently located main floor laundry offers plenty of built-in cabinets and a sink with a pocket door to the 3 piece bathroom with a walk-in shower ~ Open staircase overlooks the main floor below and leads to the upper level landing ~ The spacious primary bedroom can easily accommodate a king-size bed plus multiple pieces of furniture, offers a walk-in closet with built-in organizers, and an ensuite with a

soaker tub and separate walk-in shower ~ 2 additional bedrooms, both a generous size with ample closet space, and a 4 piece bathroom complete the upper level ~ The fully finished basement offers tons of additional space and features 2 large bedrooms, a family room and a huge crawl space offering endless storage ~ Recent updated include: shingles replaced (approx. 2 years ago), new furnace (approx. 4 years ago), new hot water tank (approx. 1 year ago) and triple pane windows (approx. 10 years ago) ~ HEATED double attached garage has two overhead doors, a window for natural light and a convenient man door to the front yard ~ The backyard is landscaped with mature trees, has a shed and is fully fenced with back alley and side street access ~ Located in desirable Anders South, with walking trails, parks, playgrounds, Anders Lake, shopping and schools all close by.