



GRASSROOTS
REALTY GROUP

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303, 125 Caribou Crescent
Red Deer, Alberta

MLS # A2347820

\$314,900

Division:	Clearview Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,309 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

Inclusions: All Window Coverings/Appliances As is

Welcome to 303-125 Caribou Crescent — an immaculate two bedroom, two and a half bathroom townhome in the sought-after community of Clearview Ridge, Red Deer. At 1,309 square feet this property offers a refined and thoughtfully designed living experience that is immediately evident from the moment you step inside. Every detail of this home has been elevated with quality upgrades throughout. Luxury vinyl plank flooring flows seamlessly through the main living areas, complemented by stunning quartz countertops that anchor the kitchen with both style and function. Two generous primary bedrooms each feature their own private ensuite, offering a level of comfort and privacy that is increasingly rare in this price range and virtually unmatched in townhome living. The upgrades speak for themselves. A brand new air conditioning unit ensures year round comfort regardless of the season. Fresh paint throughout gives the home a crisp, move-in ready presentation. New furnace parts and PEX plumbing provide peace of mind on the mechanical side, meaning the costly surprises have already been addressed for you. This is not a property where you inherit a to-do list. This is a property where the work has been done right. A private front deck extends your living space outdoors and provides a welcoming entry that adds genuine character to the home. The oversized attached garage offers exceptional storage and parking, a feature that is genuinely difficult to find in a townhome community of this calibre. Low condo fees make the monthly carrying costs as attractive as the property itself. Located in Clearview Ridge with easy access to schools, shopping, parks, and all of Red Deer's north end amenities, this is the kind of townhome that buyers spend months searching for. Immaculate condition. Meaningful upgrades. Low fees.

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