



GRASSROOTS
REALTY GROUP

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8 Irving Crescent
Red Deer, Alberta

MLS # A2347821



\$518,000

Division:	Inglewood West		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,178 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s), Wet Bar		
Inclusions:	NONE		

Welcome home! This 3 bedroom, 3 bathroom modified bilevel in Inglewood is close to shopping, groceries, Don Campbell Elementary and quick highway access! The main floor is bright and open, with vaulted ceilings and big windows all around. The kitchen is great for everyday cooking and for hosting. It has quartz counters, a large island with seating, a walk-in pantry, stainless appliances and a gas stove. The dining area opens onto the deck, and the living room has a gas fireplace for cozy winter nights. A second bedroom and a full bathroom are also on this level, and the bedroom would work just as well as a home office. Up a few steps, above the garage, the primary suite is set apart from the rest of the house. It has a walk-in closet and a full ensuite. Downstairs, the finished lower level adds a spacious rec room with a wet bar, a third bedroom and another full bath. It's a comfortable spot for movie nights, overnight guests or anyone who wants their own space. All three bathrooms have quartz counters, and the same vinyl plank flooring runs throughout, with no carpet anywhere! You'll stay comfortable all year with in-floor heat in the basement and the double attached garage. It runs on a newer boiler installed in 2020. Out back, the tiered deck has privacy screening and a gas BBQ hookup, so summer evenings are easy. A well-kept, updated home in a great location, ready for you to move in. Book your showing today