



GRASSROOTS
REALTY GROUP

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**69 Caribou Crescent
Red Deer, Alberta**

MLS # A2349252



\$789,000

Division:	Clearview Ridge		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,402 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	In Floor Roughed-In, Floor Furnace	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	NA		

BACKING onto Kerrywood Nature Centre with direct access to Red Deer's extensive walking trails! This fabulous 4 BEDROOMS UP two story home is situated in one of Red Deer's most sought after neighborhoods with all shopping amenities just blocks away, golf courses and Canyon Ski Hill just a short drive. Features 4 bedrooms on the upper floor including a large master bedroom with a walk in closet and 5 piece ensuite with his/her sink/soaker tub/stand up shower. The bonus room above the garage is huge, with an entire wall of custom storage, 12 ft. vaulted ceiling and an abundance of natural light. The main floor features a good size kitchen/dining area with views of the park & access to the covered deck. The living room has an upgraded stylish gas fireplace. Just off the kitchen you will find a versatile flex room ideal for office/formal dining/den or a children's play/craft room with 2 piece bathroom around the corner. Main floor laundry room along with kids storage lockers conveniently located off the garage man door entrance. Garage is 22x24 ft and is heated with exposed aggregate driveway. Enjoy the west facing rear yard - your perfect oasis for those warm summer evenings with a covered rear deck, paving stone patio, all fully fence with no neighbors behind. Some of the other many great features include central vac, HRV, roughed in under slab heat in the basement, central air conditioning. This home is the one you have been waiting for!