



GRASSROOTS
REALTY GROUP

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154 Livingston Close
Red Deer, Alberta

MLS # A2350479

\$485,000

Division:	Laredo		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,199 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		
Inclusions:	Custom Blinds		

~BEAUTIFULLY DEVELOPED HOME IN DESIRABLE SOUTH RED DEER~ This STUNNING five-bedroom, three-bathroom, FULLY DEVELOPED HOME tucked away on a quiet close in a highly desirable LAREDO subdivision of SOUTH RED DEER. Thoughtfully designed and built by CAMBRIDGE HOMES, this beautiful residence offers an EXCEPTIONAL COMBINATION of STYLE, FUNCTIONALITY and NATURAL LIGHT, in an unbeatable family-friendly setting! You will appreciate the ABUNDANCE of natural light and inviting open concept design. A SPACIOUS kitchen and dining area create the perfect hub for everyday living, featuring a generous eat up peninsula, full tiled backsplash, stainless appliances and beautiful RICH CHOCOLATE MAPLE CABINETRY. The layout flows effortlessly into the living space, creating a warm and WELCOMING atmosphere. The main floor offers three well appointed bedrooms, including an IMPRESSIVE primary retreat with plenty of room to comfortably accommodate KING-SIZE furniture. The primary bedroom is complemented by a stylish four-piece ensuite creating a space to unwind at the end of the day! Downstairs the FULLY DEVELOPED basement adds tremendous living space with two spacious bedrooms, a four-piece bathroom, a large family room and a dedicated LAUNDRY ROOM. Movie nights will be a favorite with the INCLUDED PROJECTOR & SCREEN, making the basement the ULIMATE SPOT for family gatherings, game nights, or relaxing with your favorite films. A separate side entrance provides convenient access to the backyard and detached garage, adding excellent functionality and potential for a variety of lifestyle needs. Outside, one of this home's standout features: east-facing backyard backs directly onto a peaceful farmers field and paved walking trail with NO

NEIGHBOURS BEHIND! Fully fenced with DURABLE VINYL FENCING, the backyard offers privacy and space as well, a beautiful OPEN BACKDROP! The generously sized double detached garage provides plenty of room for vehicles, toys, tools and storage, while a QUIET CLOSE LOCATION offers a peaceful residential setting close to amenities, schools, pathways and conveniences of SOUTH RED DEER.