



GRASSROOTS
REALTY GROUP

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76 Latoria Court
Rural Red Deer County, Alberta

MLS # A2351728



\$479,900

Division:	Liberty Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,835 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Garden, Gazebo, Irregular L		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-37-27-W4
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DCD9A
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Quartz Counters, See Remarks		

Inclusions: fridge, range, dishwasher, microwave hood fan, washer, dryer, all window coverings, shed, main floor tv and tv bracket, upstairs tv bracket (for Samsung frame)

Tucked into Latoria Court in desirable Liberty Landing, this former showhome has been thoughtfully refreshed and elevated well beyond its original builder grade finishes. Fresh paint, updated lighting, new cabinet hardware, and newer appliances throughout give the home a polished, aspirational feel. The bright and open main floor features 9 foot ceilings, luxury vinyl plank flooring, a welcoming living room with a striking stone surround gas fireplace, and a beautifully appointed kitchen with abundant cabinetry, granite countertops, a full tile backsplash, and large island,. The dining area opens directly onto the deck, creating an effortless connection between indoor and outdoor living. Upstairs, the spacious primary suite offers a walk-in closet and a four piece ensuite with a separate shower and soaker tub. Two additional generously sized bedrooms, a full bathroom, and a versatile bonus room complete the second level. But the true showstopper is outside. Situated on an extraordinary, 6000-plus sq. ft triangular lot, the fully fenced, west facing backyard has been transformed into a beautifully landscaped private retreat. Designed with an inviting patio, gazebo, attractive walking areas, expert landscaping, and a deck just off the dining room, this is a yard made for entertaining, relaxing, and enjoying long summer evenings. With exceptional space RARELY found in a duplex setting, there's room to spread out and enjoy every corner. An attached garage and convenient access to walking trails, parks, playgrounds, shopping, and Red Deer complete the package. This is not simply a former showhome. It's a home that has continued to evolve, maximizing improvements inside and an outstanding outdoor space that truly sets it apart.