

30 Caribou Crescent
Red Deer, Alberta

MLS # A2239493

\$659,000

Division:	Clearview Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,700 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: Dishwasher (Basement) Fridge (Basement)

BETTER THAN NEW ‐ Thoughtfully Upgraded Family Home! From the moment you step inside, you'll appreciate the attention to detail and custom features throughout. The open-concept main floor is designed for both comfort and entertaining, showcasing a dream kitchen with quiet-close cabinetry, a massive island with breakfast bar, and a spacious dining area‐complete with bench seating and hidden storage. The cozy living room features a gas fireplace framed by a locally milled Red Deer Poplar mantle, and accent walls adding warmth and charm. Upstairs, the primary suite offers a true retreat with a spa-like ensuite‐double sinks, heated tile floors, and a large tiled shower‐all connected to a walk-in closet and conveniently located second-floor laundry (soundproofed for peace and quiet). Two additional bedrooms, including one also soundproofed, complete the upper level. The fully finished basement is an ideal hangout space with a custom theatre wall, a wet bar, a fourth bedroom, and a stylish bathroom with another oversized tiled shower. In-floor heating keeps the space cozy year-round. Outside, enjoy a beautifully landscaped yard mature trees, raised flower beds, a covered deck, and a lower concrete patio with roughed-in wiring for a hot tub. The oversized attached garage features 11' ceilings, an 8' door, and direct access to an impressive mudroom with tons of storage. Extras include: triple-pane windows, upgraded insulation, radon mitigation, and extensive soundproofing throughout. Ideally located just a short walk to an elementary school, scenic pathways, and all the amenities of Clearview Market-this one truly stands out!