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45 Lagrange Crescent  
Red Deer, Alberta

MLS # A2219901



**\$665,000**

<b>Division:</b>	Lancaster Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,598 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Insulated, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, 2 Garage Remotes, Central Vacuum & All Attachments, Alarm System, Hot Tub, Pool Table & Accessories, Electric Fireplace

Pride of ownership shines in this updated home on a quiet crescent on the Southside of the City. With over 1500 sq feet on the main level all areas of the home are spacious including the huge front entryway. Up the stairs to the open floor plan with the living room looking onto the kitchen. The south facing living room has an abundance of natural light that streams through the large windows. The electric fireplace offers a cozy ambiance. The newer kitchen is spectacular with its sophisticated feel and elegant design. No costs were spared in its design features and finishing details including the high end waterfall granite countertops. The kitchen is not only beautiful but extremely functional with its efficient storage allowing for a seamless kitchen workflow. Be sure to check out the refrigerated beverage drawers, the unique wall lift cabinet doors and the coffee station. You'll appreciate the top of the line appliances. The large island is ideal for friends and family to gather at. There is a large dining space that can accommodate a full sized dining table. It offers extensive windows and an entrance to the large 2 tier deck maintenance free deck with glass railings and duradek surface. The backyard is made for entertaining with the hot tub which is included. The yard offers both beauty and privacy with its mature landscaping. This family friendly home offers 3 bedrooms on the main + 2 on the lower level - all are large enough to fit full sized furniture. The primary bedroom has an ensuite. Downstairs is bright with its large windows. It has a family room with a gas fireplace and a pool table that stays. There is a den/flex room and a large very functional laundry room. For your comfort there is functioning in floor heating in the lower level. The icing on the cake of this fabulous home is the attached triple garage - a unique find & so beneficial to a busy family or the car enthusiast. If you're fussy about

location and seeking a home that a growing family can spread out in, this may be just the property for you!