

780-380-6207  
meghan@meghanrobinson.net

151 Ellington Crescent  
Red Deer, Alberta

MLS # A2209293



\$759,900

Division:	Evergreen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,136 sq.ft.	Age:	2020 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Environmental Reserve, Landscaped, Lawn, Private		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1WS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Don't miss the opportunity to own this stunning two-story home in Evergreen, crafted by Sorrento. Nestled on a spacious lot with no neighbors directly in front or behind, this property is conveniently located just moments away from Riverbend Golf Course and Clearview Ridge Shopping. The exceptional curb appeal invites you into a warm and inviting atmosphere. Step inside to discover an impressive open-concept layout that includes a large kitchen designed for a chef, complete with a gas range and plenty of counter and cabinet space. The beautiful quartz countertops and a generous island with granite surfaces make it an ideal setting for entertaining guests. A generous walk-through pantry connects to the mudroom and garage for added convenience. The expansive living room boasts a striking gas fireplace adorned with a custom mantle and stone accents, creating a cozy focal point. The spacious dining area opens up to an ample covered deck, perfect for outdoor gatherings. The main floor also features a convenient two-piece powder room. Upstairs, you'll find a sizable bonus room perfect for lounging, reading, or watching TV, along with two large bedrooms, each equipped with walk-in closets. A well-appointed four-piece main bathroom complements the luxurious master suite, which features a spa-like five-piece ensuite with a deep soaking tub, a separate glass shower, and dual vanity. The walk-through access from the master closet to the laundry area ensures a seamless morning routine without disturbing your partner. The lower level includes a roomy family room, a four-piece bath, large bedroom currently used as a gym and a 5th bedroom currently utilized as an office. The fully landscaped yard features a spacious dog run on the side, along with well-placed trees and shrubs. This home is equipped with all the modern conveniences you could desire,

including a covered deck with a retractable louvered roof, a gas line for your barbecue, vinyl fencing, air conditioning, heated floors in the basement and garage, and beautiful permanent gemstone Christmas lighting. This property truly embodies the perfect blend of comfort and luxury.

SELLERS OFFERING \$5,000 CASH INCENTIVE TO BUYERS THAT COULD BE  
USE TO CUSTOMIZE THE DOWNSTAIRS FLOORING WHICH IS CURRENTLY HEATED POLISHED CONCRETE.