

35 Weddell Crescent  
Red Deer, Alberta

MLS # A2166357



**\$699,900**

<b>Division:</b>	Westlake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,438 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Triple		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Lake, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Jetted Tub, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		

**Inclusions:** Dishwasher, Washer (x2) Dryer (x2), Microwave, Refrigerator, Stove(s), Blinds, Water softener, r/o system, Central Vacuum and Attachments

This beautifully maintained home is nestled in the desirable West Lake area, backing onto the water and direct access to nature and the walking trails. Designed with adults in mind, this home features a grand entryway and a den at the front. The spacious kitchen boasts plenty of cabinetry by Sedona, a full tile backsplash, granite countertops, and a raised eating bar. The open-concept living area is flooded with natural light from large windows, perfectly framing the scenic views. The great room includes maple hardwood floors and a cozy gas fireplace keeping you warm in winter while central AC keeps you cool in the summer. The primary bedroom is a true retreat, featuring a luxurious spa-like ensuite with a three-sided gas fireplace, air tub, glass-enclosed shower, heated floors, walk-in closet and space for wall-mounted TV. For added convenience, you have a private exit to the side deck and hot tub. The home also offers the convenience of main-floor laundry, plus a secondary laundry room in the fully finished basement. The basement is ideal for entertaining, with a cozy family room, a wet bar, double French doors leading to a theater room, two generously sized bedrooms, a 4-piece bath, and an exercise or storage area. Step outside to enjoy the private, landscaped backyard with mature trees, a two-tiered deck, and the recently added hot tub perfect for relaxing in your backyard oasis. The triple-car garage is a standout feature, fully heated and equipped with hot/cold water and floor drains. Keep cool in the summer heat with central air conditioning. Kitchen cabinetry by Sedona. This home combines comfort, luxury, and a prime location—perfect for those seeking a serene lifestyle with easy access to West Lake's amenities.