

72 Marion Crescent
Red Deer, Alberta

MLS # A2196896



\$465,000

Division:	Morrisroe Extension		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,340 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Baseboard, Boiler, Electric, Heat Pump, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Wet Bar		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener, Garage Door Control, Central Vac

The striking curb appeal welcomes you to this fully developed 5 bedroom Bungalow located on a mature lot. Open concept main floor layout, birch hardwood floors, large south facing windows offering plenty of natural light, and the living room features a cozy wood burning fireplace with stone surround. There is tile flooring from the Foyer into the Kitchen & Dining area. The kitchen has birch cabinets with pots and pan drawers, glass front cabinets, granite counters, glass tile backsplash, stainless steel appliances, gas range, water line to fridge, large island with undermount granite composite sink with an eating bar. There is a large corner pantry, bay window with a window seat and a garden door leading to the deck and the backyard. Main floor laundry conveniently located just off the kitchen. Spacious primary bedroom can easily accommodate a king bed complete with an updated 2 piece ensuite with heated tile floors. There is 2 more bedrooms on the main floor and a 4 piece main bath that has an oversized vanity as well as heated tile floors. The fully finished basement has vinyl flooring, it offers a large family room and opens to a recreation area with a wet bar. There is are 2 large bedrooms, a 3 piece bath with a sauna and tons of storage with shelving. Central Vacuum operational as well. The backyard is fully fenced and landscaped with mature apple trees and well established spruce trees, two decks (with gas line for BBQ) and has a large side yard with access to the double garage. Ductless cooling/heating pumps were added to the main floor as an added means of comfort (used Reliance in Red Deer). The double garage is insulated, has drywall and two man doors and there is an oversized front driveway. This home is located in a quiet neighborhood with easy access to schools, parks and shopping. Beautiful home awaiting new owners!