

8 Broughton Crescent Red Deer, Alberta

MLS # A2213400


\$499,900

Division:	Bower		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,266 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: two wire shelves in laundry room and bookcase storage room

Nestled in a serene and sought-after crescent within a mature and established neighborhood, this impeccably renovated bungalow boasts 4 spacious bedrooms and 2.5 beautifully appointed bathrooms. Every inch of this home has been thoughtfully upgraded, offering both modern elegance and exceptional functionality. Upon entering, you're welcomed into a bright, open-concept living space, where the south-facing living room window bathes the home in natural light, creating a warm and inviting atmosphere. Every bathroom has been completely transformed, showcasing contemporary finishes and attention to detail. The home also features a new on-demand hot water tank installed in 2022 for ultimate convenience. The fully renovated basement (2022) offers even more living space, with a new egress window in the bedroom, ensuring safety and natural light. A built-in entertainment unit with a dry bar is the perfect setting for relaxation or hosting guests, and the space is plumbed for a wet bar should you wish to customize it further. The outdoor spaces are as thoughtfully designed as the interiors. The meticulously landscaped front and back yards include flower beds, a stamped concrete pad, and lush greenery, creating a private retreat. The 24x28 heated garage is a standout feature, offering epoxy flooring, cabinetry, a new man door, trim paint, exhaust fan, and professional-grade lighting. A brand-new asphalt driveway at the rear of the garage completes this perfect space. The backyard is an entertainer's paradise, with a gas line and power installed for your BBQ area. Two utility sheds, one with power and underground airlines, allow for seamless use of tools and air compressors, directly from the garage, without sacrificing space. Additionally, the home is equipped with underground Rain Bird sprinklers, ensuring a lush and green lawn year-round. Additional

updates include central air, new shingles on the home in 2022, and garage shingles replaced in 2019. This exceptional home is move-in ready and offers the perfect combination of luxury, convenience, and tranquility in one of the most desirable neighbourhoods. A true gem—this home is what family dreams are made of.