

**70 Larsen Crescent
Red Deer, Alberta**
MLS # A2220815

\$574,900

Division:	Lonsdale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,586 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: Fridge, stove, dishwasher-built in, microwave-built in, washer, dryer, window coverings with remote (main floor only), garage door opener & 2 remotes, tv mounts x4, fridge in basement, 4 kitchen stools, corner shelf in kitchen, shelving in garage & utility room, gazebo, garden box, speakers in family room, outside security cameras

Well kept 4 bedroom 2 storey backs on to a Green Space with no neighbours behind or in front & recent quality updates. Inviting large entry expands to open concept living room with arched entries to kitchen & dining room. A fantastic stone surround fireplace & new vinyl plank flooring highlight this space, with a forever view through large windows enhanced by Silhouette blinds, consistent throughout the home. Family sized kitchen island has room for seating, cupboards are plentiful & there is a corner pantry as well. The main floor laundry is super convenient, with folding counter & shelf & leads to the double attached garage. Flared staircase with soaring ceiling & huge windows takes you to 2nd floor with 3 bedrooms, all sized well & a 4 piece bathroom. The primary bedroom has a 3 piece ensuite & great walk in closet. A fully finished basement with oversized windows offers a comfortable family room with lots of room for a big screen tv & sectional & huge guest/teen bedroom with built in desk. Another 4 piece bathroom, storage in utility room & under stairs finish off this level. West facing backyard is huge & fully fenced with no maintenance deck, nice landscaping & potential for RV parking. Recent upgrades include: new flooring, including vinyl plank on main floor & carpet upstairs & in basement; 2 new vanities & new toilets in all bathrooms; Silhouette Blinds enhance all of the windows; newer washer & dryer; A/C. Lovely family home, no neighbours behind or in front & steps away from bike/walking paths & all amenities.