

**104 Darling Crescent
Red Deer, Alberta**

MLS # A2196186



\$549,900

Division:	Devonshire		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,271 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Lands		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	fridge, stove, dishwasher, microwave, washer, dryer, blinds, garage door opener and control, fridge in garage		

FULLY DEVELOPED WALKOUT BUNGALOW ~ BACKING ON TO A PARK WITH NO NEIGHBOURS BEHIND ~ LOADED WITH UPGRADES ~ Mature trees and a stucco exterior welcome you to this well cared for home ~ Bright tile foyer opens to the living room that boasts soaring vaulted ceilings, hardwood flooring and a large west facing window that overlooks the front yard ~ The kitchen offers an abundance of light stained maple cabinetry with under cabinet lighting, ample counter space including a large island with an eating bar, full tile backsplash, walk in pantry, black stainless steel appliance, and heated tile floors ~ The dining room is flooded with natural light from large windows, has built in shelving and can easily accommodate a large family gathering ~ A garden door off the dining room leads to the deck that has glass railings for unobstructed views of the backyard and green space behind ~ The primary bedroom is a generous size, features built in shelving, a walk in closet with floor to ceiling organizers and a 3 piece ensuite ~ Second bedroom is conveniently located next to the 4 piece main bathroom with a jetted tub and built in cabinetry ~ The fully finished basement has operational in floor heating, vinyl plank flooring, tons of natural light from the large above grade windows ~ The media room has an arched niche perfect for your TV, and is wired for sound and a projector, making this the perfect spot for movie night ~ A set of pocket doors leads to the games room that has plenty of space for a pool table plus French doors leading to a covered stamped concrete patio and the backyard ~ Laundry is located in it's own room and has additional space for storage ~ 2 bedrooms are both a generous size, one has a walk in closet ~ Oversized 4 piece basement bathroom and additional storage complete the lower level ~ Other great features include; New shingles,

central air conditioning, stucco exterior ~ The backyard is landscaped with mature trees and shrubs, has a garden area and is fully fenced with access to the park and green space just behind this home ~ 25' L x 23' W double attached garage is insulated, finished with drywall and has 11' ceilings ~ Excellent location; located close to multiple schools, parks, playgrounds, Collicut Centre, and all amenities.