

140 Cosgrove Crescent

Red Deer, Alberta

MLS # A2238063



\$309,900

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|-------------|----------------------------|------------|-----|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | R-M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island | | |
| Inclusions: | Shed, Window Coverings | | |

Welcome to this cozy and well-maintained home offering fantastic potential in a quiet and convenient neighborhood! This charming property has seen several important updates over the years, including a newer high-efficiency furnace, hot water tank, 50-year shingles, and low-maintenance vinyl windows, offering comfort and peace of mind for years to come. Step inside to discover beautiful hardwood flooring that flows throughout the main level, creating a warm and timeless aesthetic. The home features two bedrooms on the main floor, providing ideal space for a family, guests, or a home office setup. One of this home's standout features is its location, backing directly onto a tranquil reserve green space with walking paths. You’ll love the privacy and the opportunity to enjoy morning walks and evening strolls. The basement is partially developed and currently includes a bedroom and a 3-piece bathroom. There's plenty of room left to customize and create the additional living space you’ve always wanted—whether that's a rec room, home gym, or media lounge. The landscaped yard adds curb appeal and includes a convenient front parking pad. Located just minutes from the Collicutt Centre, schools, parks, and shopping, this home puts everything you need within easy reach while still offering the serenity of a tucked-away residential spot. Whether you're a first-time buyer, investor, or someone looking to put their personal touch on a great home in a fantastic location, this is an opportunity you won't want to miss!