

**12 Emmett Crescent  
Red Deer, Alberta**

**MLS # A2281076**

# \$974,900



<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,540 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

Explore this exquisite and spacious executive bungalow, featuring a three-car garage crafted by True-Line Homes. This residence showcases a unique layout that the builder has designed for the first time. Situated in the picturesque Evergreen neighborhood, this beautiful home presents an expansive open floor plan with soaring 11-foot ceilings and an abundance of south-facing windows, flooding the interior with natural light. As you step through the front door into the generous foyer, you'll immediately notice its convenient dual access with the entrance to the garage. This intelligently designed space includes a large foyer, a spacious closet, and custom shelving. The modern chef's kitchen is a culinary delight, boasting high-end appliances, ample cabinet and countertop space, and an impressive 8.5-foot island. Luxurious finishes include Quartz countertops, a Franke peak undermount granite double bowl sink, and a walk-in pantry with custom shelving for abundant storage. Attention to detail shines through with a custom wood range hood stained to match the island and stylish glass cabinet shelving. On the main floor, there's a versatile den currently utilized as an office, which could easily serve as a fourth bedroom. The spacious primary suite features a five-piece ensuite and a generously sized custom walk-in closet, expertly designed by Canadian Closet. An additional highlight is the expansive laundry room equipped with custom cabinetry and countertops, along with a pass-through window from the walk-in closet. This laundry space houses the LG 6.0 cu. ft. mega capacity Wi-Fi enabled front-load washer with the LG Sidekick mini washer in the pedestal along with a matching 9.0 cu. ft. dryer. Lastly, a two-piece powder room completes the main level. Descend the extra-wide stairs to the cozy family room, equipped with in-floor heating, ideal for movie nights or

family game sessions. This level also includes two spacious bedrooms and a full four-piece bathroom, all enjoying the comfort of in-floor heating. The large storage area features durable painted floors, offering potential for an additional bedroom. This home boasts numerous upgrades, including a low-maintenance front verandah and a 10' x 18' back deck, central air conditioning, a water softener system, SunStop Low E argon-filled windows, and a fully finished heated triple garage with an epoxy-coated floor and two dry sumps. Custom Hunter Douglas blinds are fitted throughout, with motorized options in the living room, office, and primary bedroom. The professionally landscaped front and back yards feature stone elements and raised flower beds, enhancing the home's curb appeal. The Evergreen neighborhood offers extensive multi-use trails connecting to Red Deer's extensive trail system, as well as two ponds with unique bridges and large playground and park facilities. Come and discover the elegance and comfort this remarkable property has to offer!