

**87 Kirkwood Crescent  
Red Deer, Alberta**

**MLS # A2281481**



# \$430,000

<b>Division:</b>	Kentwood West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaping		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		

**Inclusions:** Firepit, Shed, 2 TV Mounts

Located on a quiet crescent in the desirable community of Kentwood West, 87 Kirkwood Crescent is a beautifully maintained bungalow offering exceptional space, comfort, and functionality in a prime Red Deer location. Surrounded by mature landscaping and well-kept homes, this property is ideally situated close to schools, parks, walking trails, recreation facilities, shopping, public transit, and provides quick access to Highway 2. Upon entry, you are welcomed by a bright and inviting living room featuring rich hardwood flooring and a cozy gas fireplace with an elegant TV niche, creating a warm and comfortable gathering space. Updated baseboards and casing throughout add a clean, modern touch while maintaining a timeless design. Large windows allow natural light to fill the main living areas, enhancing the open and airy feel of the home. The heart of the home is the beautifully designed kitchen, offering an exceptional layout ideal for both everyday living and entertaining. Featuring quartz countertops, ample cabinetry, quality appliances, and thoughtful lighting, the kitchen flows seamlessly into the dining area with direct access to the backyard. Convenient main-floor laundry further adds to the functionality of the layout. The main level offers three spacious bedrooms, including a generous primary bedroom that easily accommodates a king-sized bed and features a walk-in closet and private ensuite. Both the main bathroom and ensuite are complete with heated tile flooring, adding an extra level of comfort and luxury. The fully developed basement is designed for entertaining and versatility, featuring a large family room anchored by a second gas fireplace, a wet bar, and plenty of space to relax or host guests. The lower level also includes a fourth bedroom, a full bathroom, an open-style office or flex area, a cold room, and a large storage room, providing

excellent flexibility and organization. Additional highlights include central air conditioning, central vacuum, water softener, and an heated attached double garage complete with hot and cold water taps, making it ideal for year-round use. Outside, enjoy a large west-facing backyard perfect for afternoon sun and evening sunsets, featuring a matching storage shed, firepit area, and ample space for outdoor living and entertaining. This is a well-cared-for, move-in-ready home offering a smart layout, quality features, and an outstanding location on a quiet crescent — a fantastic opportunity in one of Red Deer’s most sought-after neighbourhoods.