

**70 Langford Crescent  
Red Deer, Alberta**

**MLS # A2242843**



**\$564,900**

<b>Division:</b>	Lancaster Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,413 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar, Ceiling Fan(s), Central Vacuum, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Firepit, Shed, 2 Garage Door Remotes

**\*\*Walkout Bungalow in Desirable Lancaster\*\*** Falcon built walkout bungalow nestled in a quiet crescent in the prestigious Lancaster Green area, backing onto an expansive green space (that's right - no neighbor's behind). As you enter, you're welcomed by a spacious foyer leading to a open floorplan and vaulted ceilings! The renovated kitchen features ample cupboards, large island with dual sinks and water filtration system, quartz countertops, a walk-in pantry and stainless appliances, perfect for culinary enthusiasts. The designated dining area leads to a deck with natural gas hook up and is perfect for entertaining and enjoying views. The living room, equipped with a cozy gas fireplace also boasts large windows flooding the area with natural light. The primary bedroom features an ensuite with a corner jetted tub and separate shower. An additional 4pc bathroom, main floor laundry and office / bedroom complete the main floor area. For entertainment, the lower level includes a wet bar and a spacious rec room that leads to the landscaped back yard complete with poured concreted patio and firepit. The downstairs walkout also features 2 more bedrooms, 4 pc bathroom, big bright windows, storage and in-floor heat. Key upgrades and extra features include: complete kitchen renovation in spring 2021, main floor laundry, central air conditioning, CAT5 wiring, built-in speakers, tall arched windows, art niches, hardwood & tile flooring, and updated hot water tank in fall of 2020. The property includes a fully finished and heated double attached garage and benefits from close proximity to local schools like Saint Francis Middle School, enhancing its appeal for families. This home not only offers a family friendly living environment but also integrates practical amenities for everyday

convenience, making it an ideal choice for those seeking style, comfort, and functionality.