



**DJ Golden**  
**REAL ESTATE**

780-897-4003  
dj@djgolden.com

**145 Carrington Drive**  
**Red Deer, Alberta**

**MLS # A2236838**



**\$549,900**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Clearview Ridge                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | 2 Storey                                                                    |               |                   |
| <b>Size:</b>     | 1,655 sq.ft.                                                                | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 4                                                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot               |               |                   |

|                    |                          |                   |                                              |
|--------------------|--------------------------|-------------------|----------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | Public                                       |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | Public Sewer                                 |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -                                            |
| <b>Basement:</b>   | Finished, Full           | <b>LLD:</b>       | -                                            |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-L                                          |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected |

**Features:** Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, ALL WINDOW COVERINGS, GARAGE DOOR OPENER & CONTROL, SHED, FLOATING SHELVES

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM, 4 BATHROOM 2-STOREY ~ LOCATED ACROSS FROM A POND & TREED GREEN SPACE ~ STEPS TO ALL AMENITIES ~ Covered front entry welcomes you to this well cared for home ~ The sun filled front entry has a built in bench and coat closet ~ Open concept main floor layout is complemented by high ceilings, hardwood flooring and large windows that fill the space with natural light ~ The kitchen offers a functional layout with ample cabinet and counter space, walk in corner pantry, and an island with an eating bar ~ Easily host large gatherings in the dining room with garden door access to the deck and backyard ~ Just off the kitchen is a conveniently located mud room with tile flooring, laundry with built in cabinets, a 2 piece bathroom and access to the garage ~ The upper level bonus room has soaring vaulted ceilings and large south facing windows with views of the pond and green space ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a walk in closet with built in organizers and a 3 piece ensuite with a walk in shower ~ 2 bedrooms located on the upper level are both a generous size with ample closet space, and share a 4 piece bathroom ~ The fully developed basement offers even more space with a family room, 4th bedroom, oversized bathroom with a walk in shower and linen closet, and space for storage ~ Double attached garage is insulated, finished with drywall and has 10' ceilings ~ The backyard is landscaped with well established trees, shrubs and perennials, has a garden shed and is fully fenced (vinyl) with back alley access ~ Excellent location; just across from a pond, treed green space, school and walking trails, steps to multiple shopping plazas loaded with awesome amenities, and easy access to downtown and all other

amenities.