

**276 Emerald Drive**  
**Red Deer, Alberta**

**MLS # A2189824**



**\$669,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Evergreen                                  |               |                  |
| <b>Type:</b>     | Residential/House                          |               |                  |
| <b>Style:</b>    | 2 Storey                                   |               |                  |
| <b>Size:</b>     | 1,848 sq.ft.                               | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                                  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Landscaped                      |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl, Vinyl Plank  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding   | <b>Zoning:</b>    | R1G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Data |                   |     |
| <b>Inclusions:</b> | Fridge, stove, dishwasher, microwave.   |                   |     |

A brand new Larkaun Homes two storey that fronts onto the pond and walking path in desirable Evergreen. The curb appeal is accented by the front attached double car garage and the upper level covered deck. The front entryway greets you with vinyl plank flooring that runs through the main floor. There is a back entryway with storage cubbies. You'll appreciate the convenience of the main floor office. Ceiling height kitchen cabinets are complemented by full tile backsplash, pot/pan drawers, quartz countertops, sil granite sink, a walk in butlers pantry, garbage pullouts and a large island with an eating bar. The eating area has a patio door to the covered deck. You'll enjoy relaxing in the living room next to the linear electric fireplace. Follow the horizontal metal railings to the upper floor. The king sized primary bedroom has a massive walkin closet and a 4 piece ensuite. There's an upper floor laundry room with a drain, 2 more bedrooms (one with a walkin closet and the other with a view of the pond). You'll love spending time in the bonus room that has access to the upper level covered patio that has a panoramic view of pond. The basement has suite potential with a side entrance, rough in underfloor heat and rough in for a bathroom. A fantastic location accross from the pond that has a bordering path that leads to the park.