

# \$959,900 - 41 Allard Crescent, Red Deer

MLS® #A2236778

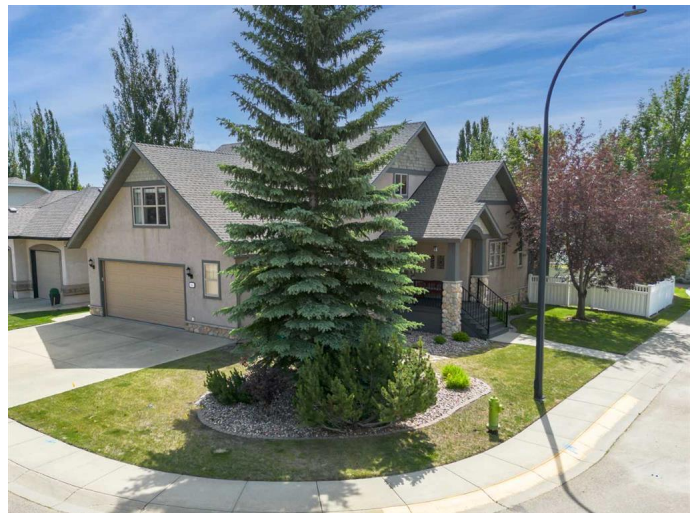
**\$959,900**

4 Bedroom, 4.00 Bathroom, 2,230 sqft

Residential on 0.17 Acres

Anders South, Red Deer, Alberta

Tucked away on a picturesque crescent in the heart of Anders, this exquisitely crafted Bowood-built residence offers a rare opportunity to enjoy refined living on a beautiful lot backing directly onto lush parklike greenspace and scenic walking trails. With 4 bedrooms, 4 bathrooms including a main floor primary bedroom and office, this home is thoughtfully designed for busy families and relaxed everyday living. Soaring 18-foot ceilings, rich maple hardwood flooring, and a spacious light-filled layout create a warm and welcoming atmosphere from the moment you enter. The gourmet kitchen is the heart of the home, showcasing a massive granite island, full tile backsplash, custom maple shaker cabinetry, and upgraded stainless steel appliances (2023). Motorized window coverings grace the kitchen, dining, and living areas adding elegant functionality. An expansive 3-season sunroom just off the dining room offers a peaceful retreat, with views of the manicured yard and the tranquil trails beyond—your own private escape into nature. The main level hosts a spacious primary bedroom with a walk-in closet and a 3 piece ensuite featuring a steam shower (never used). Upstairs, a bright bonus room sits above the garage (which could easily double as bedroom) accompanied by an additional bedroom and full bathroom—ideal for guests or teens. The fully finished lower level is an entertainer’s dream, with a home theatre setup, games area, 4 pc bath and two



bedrooms currently designed as œhis and hers• flex spaces. Every detail of this home speaks to quality, comfort, and quiet luxury•all in one of Red Deer•™s most coveted communities.

Built in 2003

Essential Information

MLS® #	A2236778
Price	\$959,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,230
Acres	0.17
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	41 Allard Crescent
Subdivision	Anders South
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 3J2

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Wired for Sound
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Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Corner Lot, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 5th, 2025
Days on Market	9
Zoning	RL

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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