

181 Emerald Drive  
Red Deer, Alberta

MLS # A2209711



**\$799,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Evergreen              |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,487 sq.ft.           | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.09 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R1G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Tray Ceiling(s), Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A   |                   |     |

Welcome to the Callie Showhome by Bedrock Homes—a beautifully designed 3-bedroom, 2.5-bath two-story home with a front-attached double garage. Step into a spacious main floor that features a welcoming front foyer & a convenient walk-through mud room off the garage. The open-concept layout includes a stylish kitchen with a large island & walk-through pantry, seamlessly connecting to the dining area & great room, complete with a gas fireplace. A versatile flex room on the main floor offers the perfect space for a home office or playroom. Step outside to enjoy the deck—ideal for relaxing or entertaining. Upstairs, you'll find two generously sized bedrooms, a full bathroom, a bright bonus room at the front of the home, & a dedicated laundry area. The luxurious primary bedroom features a spacious walk-in closet & a four-piece ensuite with dual vanities, a water closet, & a relaxing shower. The Callie is a perfect blend of comfort, & style for modern family living. Photos are representative