

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

MLS® #A2236778

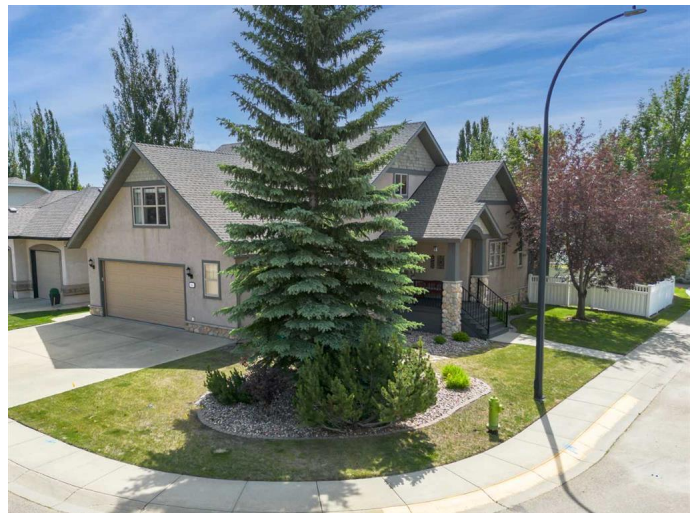
**\$959,900**

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 |
|-------------------|--|

|                 |   |
|-----------------|---|
| 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 | 7              |
| Zoning         | RL             |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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