

# \$549,900 - 974 Kipling Crescent Sw, Redcliff

MLS® #A2240705

**\$549,900**

3 Bedroom, 4.00 Bathroom, 1,772 sqft

Residential on 0.12 Acres

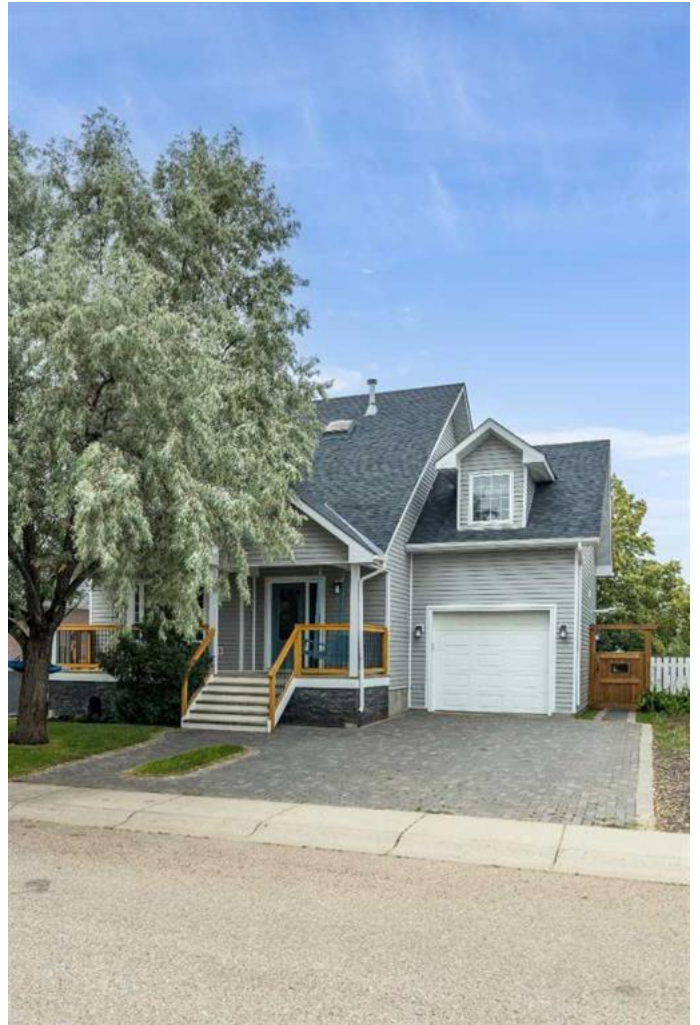
NONE, Redcliff, Alberta

Welcome to this meticulously designed 2-story home that offers both comfort and convenience in a prime location! With a spacious layout, high-end finishes, and tons of thoughtful details, this home provides everything you need and more. Located near schools, walking paths, and a golf course, it's the perfect place to create lasting memories with your family. When you first walk in, you're greeted by a large living room that seamlessly flows into the dining room and kitchen—ideal for family gatherings and entertaining. The kitchen is a chef's dream, featuring granite countertops and newer appliances. Equipped with an induction stove/oven, it combines style and functionality, while the easy-tap sensor kitchen sink adds a modern touch. Off the kitchen, you'll find a conveniently located half bath with double vanity—perfect for guests.

There's also a built-in cabinet and desk space, ideal for home office work or study. Every corner of this home is designed with comfort and organization in mind.

The second floor has a bonus room above the garage, a versatile space that can be used as a playroom, home office, or a space for guests. This large area also houses the washer and dryer, making laundry day easier and more convenient.

Down the hall, you'll find two spacious bedrooms, each offering ample closet space, and a 4-piece bathroom. The primary bedroom is a true sanctuary, with huge windows that



offer a peaceful view of the beautiful olive tree in the front yard. It also features a 3-piece ensuite, providing a private retreat to unwind at the end of the day.

The fully finished basement offers even more living space. A large living room with a kitchenette areaâ€”complete with a counter, cabinet, and fridgeâ€”provides endless possibilities. Imagine adding a wet bar in the future to enhance your entertainment options!

The basement also features a large storage area with built-in shelves, keeping all your seasonal items and extra belongings neatly organized.

The utilities room comes with a light sensor, making it easy to access your systems at all times.

The home also boasts a single car garage (24' x 12') with 11-foot ceilingsâ€”perfect for larger vehicles or additional storage. It comes complete with a workbench, cabinets, and shelves, ensuring that your garage stays organized and functional.

Step outside to your beautifully landscaped backyardâ€”an oasis for relaxation and outdoor entertaining. A deck with pergola creates the perfect space for dining or lounging. For year-round enjoyment, a 4-season gazebo (144 sq. ft.) sits on its own foundation. This charming space features large windows, a sliding screen door, and a wood-burning fireplace, providing warmth and ambiance during any season. The gazebo also has a hookup for an AC unit, ensuring comfort in the summer months.

Next to the gazebo, there is a large shed (8' x 16') for all your storage needs, and additional closed storage space is located under the deck for even more room to keep your outdoor gear.

Built in 2001

## **Essential Information**

MLS® #	A2240705
Price	\$549,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,772
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



### Community Information

Address	974 Kipling Crescent Sw
Subdivision	NONE
City	Redcliff
County	Cypress County
Province	Alberta
Postal Code	T0J 2P0

### Amenities

Parking Spaces	2
Parking	Driveway, Heated Garage, Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Skylight(s), Sump Pump(s), Walk-In Closet(s), Dry Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings, Induction Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric, Insert
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other
Lot Description	Back Yard, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 16th, 2025
Days on Market	11
Zoning	Residential

**Listing Details**

Listing Office	2 PERCENT REALTY
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