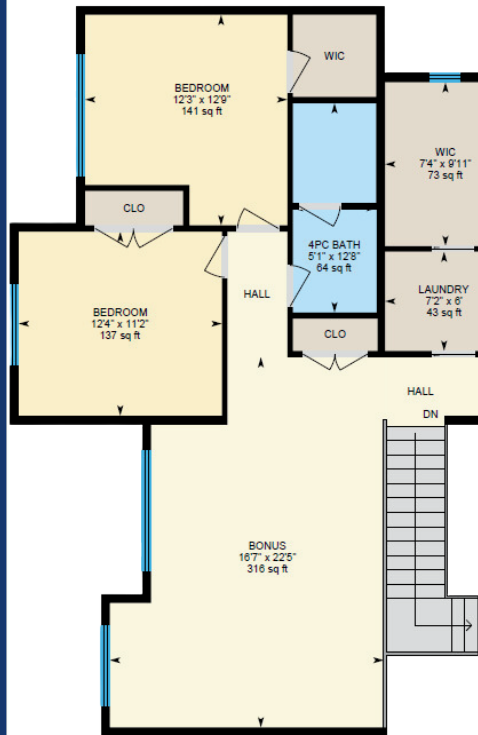


FLOORPLAN

129 EMERALD DRIVE



www.129emerald.info

\$1,450,000



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CUSTOM FEATURES



Discover modern living at 129 Emerald Drive in Red Deer's Evergreen neighborhood. Crafted by Sorento Homes, this residence combines stylish design with family-friendly comfort, offering a blend of luxury and practicality spread out over 4,000+ Sq.Ft. of finished living space.

The home features a striking exterior with black-framed windows, board and batten siding in Iron Ore & Linen, and Craft Orchard Limestone in Alpaca. Professionally landscaped grounds enhance its appeal and lead to a chic interior.

Inside, the open floor plan highlights Twelve Oaks hardwood floors, vaulted ceilings, and deep green accents. The Living Room, with an electric fireplace, flows into the Kitchen, which boasts Hanstone quartz countertops, high-end Frigidaire appliances, a large island, and a breakfast bar. The Butler's Pantry adds storage, while the Dining Room and 3-Season Sunroom are perfect for relaxing or entertaining.

Upstairs, enjoy a large Bonus Room, 2 Bedrooms, and a shared 4 Piece Bath. The Primary Suite offers east-facing views, dual vanities, in-floor heating, a walk-in tile shower, a deep soaker tub, and a large walk-in closet with Laundry Room access. The lower level features a bar, Rec Room, versatile Gym Space, and 2 Bedrooms with a 4 Piece Bath, all with in-floor heating.

The private backyard includes a Duradeck area with a privacy screen, ideal for gatherings or quiet evenings. The fenced yard is safe for kids and pets, with trails, a park, and a pond nearby.

The heated Triple Garage accommodates vehicles, a workshop, and includes an electric vehicle charging station. It also stores toys, bikes, and sports gear, with additional parking on a large driveway.

Additional features include smart blinds, a Sonos sound system, Central Vac, and Central Air Conditioning. Evergreen's strict guidelines preserve its appeal, with a \$100 annual HOA fee for park and trail maintenance.

Minutes from top schools, shopping, and dining, 129 Emerald Drive offers an exceptional setting for family living and memorable moments.

- Twelve Oaks Hardwood Floors in Jasper Opal
- Shaw Carpet in Iconic Way & Asteroid
- Centura Decor Tile - New Vintage Decora 3
- Hanstone Quartz in Montauk
- GS Quartz in Pietra Marron
- Creative Mines - Craft Orchard Limestone in Alpaca
- Gentek Siding in Iron Ore & Linen - Board & Batten Style
- Professional Landscaping
- Black Accent Windows
- Automated Smart Blinds in Sun Room, Living Rooms, and Primary Bedroom
- In-floor Heat in Garage
- In-Floor Heat on Lower Level
- In-Floor Heat in Ensuite
- Central Air Conditioning
- Central Vac & Attachments
- Vaulted Ceilings with Wood Beam Accents
- Brick Floors in Mud Room
- Electric Fireplace in Living Room
- Frigidaire Appliances including Gas Range with Custom Hood
- Large Wall Pantries
- Butler's Pantry
- 3 Season Sun Room
- Iron Staircase
- Bonus Room with Built-in Bench and Desk
- Laundry Room on the Upper Level
- 5 Piece Luxurious Ensuite with Dual Vanities, Walk-in Tile Shower & Soaker Tub
- Large Walk-in Closet with Laundry Room Access
- Rec Room with Bar
- Flex Room - A Great Gym or Hobby Space
- Sonos Sound System - 2 Zones
- Duradek Decking with Privacy Screen
- Fully-fenced Yard, including Wrought Iron along the back
- No Rear Neighbours
- Triple Attached Garage
- Oversized Driveway
- \$100/Year HOA fee covers Maintenance of Parks and Trails
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| BEDROOMS | 5 | ABOVE AREA SQ.FT. | 2,825 |
| BATHROOMS | 3.5 | TOTAL FINISHED SQ.FT. | 4,072 |
| TAXES | \$10,090 | GARAGE | 28'8" X 32'2" |
| LOT AREA | 5,910 SQ.FT. | YEAR BUILT | 2021 |

