

\$889,900 - 934 Memorial Drive Se, Redcliff

MLS® #A2194474

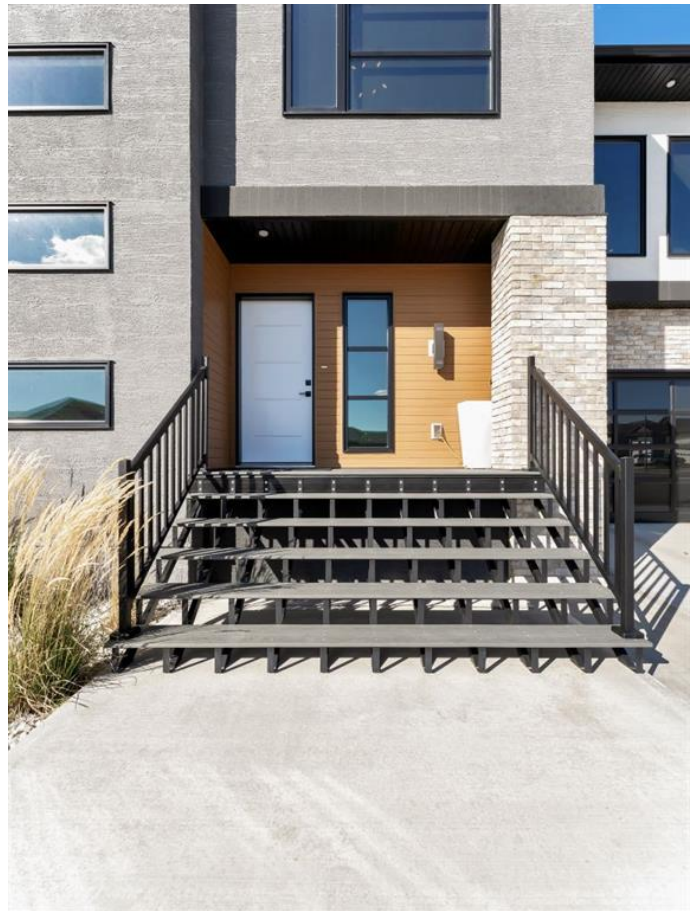
\$889,900

5 Bedroom, 4.00 Bathroom, 2,303 sqft

Residential on 0.16 Acres

NONE, Redcliff, Alberta

Welcome to 934 Memorial Drive, an exquisite 5 bed, 4+ bathroom home located in the charming community of Redcliff, AB. Built in 2020, this home masterfully combines modern design with functional living spaces, perfect for families. The front entrance features a generous coat closet & an elegant 2pc bathroom, both adorned with stylish porcelain tile. Step around the corner to find the stunning open-concept kitchen/dining/living room, all boasting wire brushed engineered white oak hardwood flooring. The heart of this home is the chef's kitchen, equipped with premium black & gold GE Cafe series appliances. Beautiful black marbled quartz countertops complement modern cabinets, featuring custom pullouts & soft-close doors/drawers. A spacious island with breakfast bar serves as an inviting gathering spot, while the striking black textured tiled backsplash & custom hood fan cover, provide a show-stopping focal point. Additional amenities include a garbage disposal, RO water system to the sink/fridge & a large butler pantry! Upstairs you'll find three versatile bedrooms, including a spacious primary suite, 4pc ensuite, a 2nd & 3rd bedroom, as well as a shared 4pc bathroom. The luxurious 4pc ensuite has tiled walls, freestanding tub, separate toilet for privacy & a large tiled shower. The spacious walk-in closet, with custom built-ins, conveniently connects to the laundry room, that has hallway access. The sunken bonus room is an entertainer's dream,



featuring an electric fireplace & a bar/entertainment unit. The room is beautifully appointed with hardwood floors, reclaimed barn-wood, & brick feature walls, creating a chic atmosphere. Access to the upper deck allows for outdoor enjoyment & relaxation. The lower level offers even more living space, including a spacious living room, a utility room, another 4pc bathroom & 2 additional bedrooms. The double garage is another standout feature of this home with heated floors, freshly coated epoxy, built-ins, floor drain, toilet & sink. High ceilings & three large windows, paired with modern frosted glass garage doors, flood the space with natural light. The exterior includes a fully fenced yard with UGS, professional landscaping, 75â€™ of paved RV parking, and a custom-built shed that matches the home. Gather around the included fire table on the concrete patio, which features custom-built Gabion basket seating for a unique outdoor experience. Conveniently located near Riverview Golf Club & picturesque biking/walking trails, this home is situated in a friendly neighborhood suitable for all ages. Additional features include custom-altered stock drapes in three bedrooms, central vacuum, hot/cold water access to the garage hose bib, RV plug-in, 8-zone sprinkler system with drippers, along with five exterior hose bibs, ICF Foundation, on-demand dual-purpose H2O tank, roxal insulation, triple-pane windows, HE furnace (3 zones), R-50 in attic, & more! This exceptional property is a rare find that promises luxury, comfort & an ideal lifestyle.

Built in 2020

Essential Information

MLS® #	A2194474
Price	\$889,900
Sold Price	\$875,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,303
Acres	0.16
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold



Community Information

Address	934 Memorial Drive Se
Subdivision	NONE
City	Redcliff
County	Cypress County
Province	Alberta
Postal Code	T0J2P0

Amenities

Parking Spaces	7
Parking	Double Garage Attached, Off Street, RV Access/Parking

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas, Central, Fireplace(s), High Efficiency, In Floor, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting, RV Hookup, Storage
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Corner Lot,

	Landscaped, Street Lighting, Underground Sprinklers
Roof	Asphalt
Construction	Stucco, Concrete, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2025
Date Sold	February 26th, 2025
Days on Market	12
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	EXP REALTY
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