

**5824 Maple Crescent
Innisfail, Alberta**

MLS # A2287177



\$644,900

Division:	Hazelwood Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,774 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Microwave, Washer, Dryer, Central Vacuum & All Attachments, Some window coverings, Theatre equipment (projector, amp, sub), Security Camera (no contract), Garage Door Opener & Remotes, TV Mounts, Bar Fridge, Shed, Gazebo, In garage - hangers, tire racks, shelving mounted to the wall.

Welcome to this beautifully designed custom modified bi-level located in the sought-after subdivision of Hazelwood Estates in Innisfail. Offering 1,773 sq ft above grade plus over 1,100 sq ft of developed basement space, this home delivers the square footage, layout, and features today's growing families are searching for. From the moment you arrive, the home's excellent curb appeal and location in a crescent with an oversized driveway set the tone. Step inside to a large, open entryway that immediately feels bright and welcoming, with high ceilings and neutral finishes throughout. The main living area showcases an abundance of natural light, big windows and an inset ceiling detail in the living room. Beautiful, engineered hardwood and tile flooring and dedicated dining space. The kitchen is both functional and elegant, featuring maple cabinetry, large centre island, granite countertops, ample prep space, dedicated pantry and an easy flow for everyday family life or entertaining. Step outside to the partially covered deck overlooking the backyard with gazebo and shed included — perfect for summer gatherings. The yard is also fully fenced with a parking pad for toys or boats etc. The private primary suite is thoughtfully positioned above the garage in the modified bi-level design, creating a true retreat. This elevated space includes a spacious walk-in closet and full ensuite with double vanity. Two additional main floor bedrooms offer a standout feature kids will absolutely love — built-in loft spaces that create a cozy reading nook, creative space or hangout area. Main floor laundry adds everyday convenience for busy households. Downstairs, the fully developed basement is built for entertaining, featuring a dedicated theatre room, wet bar, additional bedroom, full bathroom, and generous recreation space. The oversized double attached garage is fully

finished and painted with high ceilings, infloor heat, floor drain and optional car lift - everything a hobbyist would love! Whether you are upsizing for more bedroom space, looking for room to host family and friends, or simply wanting a well-built custom home in one of Innisfail's most desirable neighborhoods, this property checks all the boxes.