

**5825 Maple Crescent
Innisfail, Alberta**

MLS # A2290502



\$619,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Hazelwood Estates | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,559 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, He | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Lawn, No Back Lane, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Mixed, Shingle Siding, Vinyl Siding, Wood Frame, Wood Siding | Zoning: | R-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | Hot tub (As - is) | | |

**** O.H. SUN 1-3 **** Located on a very quiet cul-de-sac in Hazelwood Estates of Innisfail, as soon as you enter the very spacious foyer of this 5 BEDROOM home, you are greeted with vaulted ceilings & a distressed, mosaic style tiled floor. A few steps up to the main floor of this custom built Bi-level & you will immediately notice the eye-catching country feel & farm-house charm. Modern stainless-steel appliances & quartz counter tops blend seamlessly with the antique finish of the kitchen cabinets & turquoise colored pantry door. Opposite the gas stove is a great space for a morning coffee prep station and/or a wet bar, complete with mini-fridge, storage & a second sink. You will be thankful for the extra storage on both sides of the massive center island! The kitchen is sure to be the family gathering place, seating 4 comfortably at the rich, espresso colored island, plus a large formal dining area, which can easily accommodate an expansive table for family dinners & larger special occasions. A cozy gas fireplace sits at the end of the adjacent living room, which looks out to the deck & SOUTH FACING back yard. The partially covered deck is perfect for morning coffee, evening drinks, catching the afternoon sun & Bar-B-Queuing out of the rain! (BBQ gas line built in). TWO good sized bedrooms & a tastefully designed 4-piece bathroom complete the rest of the spacious main level. Upstairs to the secluded primary suite, you will immediately notice the wood-inset raised ceiling, giving this already very spacious bedroom an even more grand feeling! Just behind the TWO double closets is a spa inspired en-suite bathroom, with a walk-in shower & soaker style tub. This is truly a well-designed private retreat with enough room for large bedroom sets. Heading down to the basement, the rustic floors continue the cozy country feel throughout each level. Downstairs is

a very generous sized rec room / family room, the laundry room, utility room & TWO more exceptionally large bedrooms. One of which has a 4-piece en-suite, perfect for family or out of town guests. The back yard is a beautifully landscaped sanctuary with fruit trees & a 2-tiered garden designed with natural stone & perennial flowers. On warm summer days, you can watch birds playing by the water feature from the raised patio! The yard is fully secured with an attractive no-maintenance privacy fence to keep your pets at home and pests out. An oversized driveway leads to the attached HEATED TRIPLE GARAGE, which fits a truck, an SUV & still has room for a workshop, recreational equipment, seasonal decorations & just about everything else! Recent upgrades in 2025 to this well cared for home were a NEW fridge & NEW hot water tank. CENTRAL AIR CONDITIONING was installed just last year for those warm summer days & nights! Over 2600 square feet have been developed & meticulously cared for! You will agree that this home shows 10/10 and so will your future guests! Come see it before someone else falls in love with it first!