



GRASSROOTS
REALTY GROUP

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**120 Garrison Circle
Red Deer, Alberta**

MLS # A2226036



\$799,500

Division:	Garden Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,480 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Fruit Trees/S		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: Refrigerator x 2, Dishwasher x 2, washer x 2, dryer x 2, wine fridge, microwave, double wall oven, warming drawer, b/in gas cooktop, shed, greenhouse, b/in vac with equipment, garage door opener x 2, with 2 remotes, b/in speaker system in upstairs rec room, attached storage shelving in garage, closet shelving unit in primary bedroom.

Original owner home, in the beautiful GARDEN HEIGHTS community. This home is full of NATURAL LIGHT with the main floor east wall of windows, bringing in the morning light, the south facing windows bringing in light through the winter days, the west facing windows for sunsets. The home is CARPET FREE. Large foyer entry. The open concept main floor is great for entertaining with a MASSIVE KITCHEN centred around a 4 by 9 foot island. For the chef, double wall ovens, warming drawer, and a 6 burner gas cooktop, with 2 sinks, make this kitchen a dream to cook and host parties. The dining room can fit a table for 8-10 people, and features a built in cabinet that can be used to meal plan or for kids to do their homework. The living room features a gas fireplace with built in shelving with large windows. Right off the main door entry is a good sized office with high ceilings and plenty of natural light. There is a half bath on the main level, and back entrance area with built in closet and lockers. Upstairs features 3 bedrooms, and a flex room with built in speaker system. The PRIMARY suite features a 5 piece bath, WALK IN CLOSET, additional closet with mirrored doors, and a large window. The 2 remaining bedrooms both easily accommodate queen sized beds. The upstairs laundry area features a countertop to fold and organize your laundry, and room to store your baskets. There is a 4 piece bathroom to round off the upper level. The WALKOUT BASEMENT level features a rec room with gas fireplace, and built in shelving with large windows. The rec room is open to the bar/kitchenette area that has a fridge, dishwasher and wine fridge, with patio doors that lead to the back yard. The basement has in floor heat, 2 bedrooms, and a large bathroom with double vanity and a large custom tiled shower. There is an additional laundry area. The utility room features the

boiler system, oversized water tank, and forced air furnace (air conditioning ready). It lets in so much natural light, it does not feel like a basement. The front yard is low maintenance with an APPLE TREE, shrubs, and raised planters. The fully fenced rear yard features a concrete patio and sidewalk to rear parking area, as well as raised planters, shed, and greenhouse. The attached garage features in floor heat, garage shelving, drains and a water tap. This home backs onto a laneway, and a PLAYGROUND. School bus picks up at the playground. You can walk the trail system, starting across the street, to the McKenzie Trail system. Close to schools, shopping, and transit. The community of Garden Heights is amazing!