



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**22 Trebble Close  
Red Deer, Alberta**

**MLS # A2242315**



**\$700,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Timber Ridge  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,148 sq.ft.  | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.13 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Few Trees, Landscaped, Street Lighting    |               |                  |

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Vinyl Siding, Wood Siding

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Garage door controls x2, Garage Door Opener x2, Alarm System (No Contract), TV Wall Mounts, Floating shelves in Dining Room, Book Floating shelves in Kids Rooms, Play House,

A fully developed two-storey with 2 double car garages! The tiled front entryway welcomes you to the open-style floor plan. Ceiling height kitchen cabinets are complemented by quartz countertops, crown moldings, full tile backsplash, pot/pan drawers, a large island eating bar with pendant lighting above and a walk through butlers pantry with built in cabinetry, butcher block countertops and full tile backsplash. The eating area has patio doors with built in blinds to the 2 tiered deck that is perfect for kids with a play centre that adjoins and a slide down to the yard. The living room has laminate flooring and is flooded with natural light. There is a 2 piece powder room and a tiled back entry way. Follow the stairs with a brick wallpaper feature wall up to the second floor. The king sized primary bedroom has double windows, a walk through closet with built-ins to the 5 piece ensuite that features shelving for storage, windows, a soaker tub & quartz countertops. There is a laundry closet with a folding counter for your convenience. There are 2 additional bedrooms, a 4 piece tiled bathroom with quartz countertops and a large bonus room with big windows out to the front. The basement boasts a family room 2 more bedrooms & a 3 piece bathroom with a tiled shower, all warmed by underfloor heat. The backyard has a two tiered deck with composite, a detached heated double car garage, trees and a nice sized grass area. The owners brought in a lot of back fill and black dirt so that the backyard would be level. The home boasts AC, 2 heated garages, underfloor heat and more! Located on a close just steps away from a park and the path system.