



GRASSROOTS
REALTY GROUP

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**42 Travis Close
Red Deer, Alberta**

MLS # A2242907



\$750,000

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,534 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Pie Shaped Lot,		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

HUGE 11,400+ SQ FT PIE LOT | RV PARKING | CENTRAL A/C - Located in a quiet cul-de-sac in family-oriented Timber Ridge, this 2,534 sq. ft. two-storey offers plenty of space for a growing family. With central A/C, three bedrooms plus a bonus room, and a huge 11,400+ sq. ft. pie-shaped lot, it's built for comfortable family living. The main floor boasts 9' ceilings, durable vinyl plank flooring, and an open concept floorplan flooded with natural light. The stunning kitchen features modern white cabinetry, quartz countertops, a large island with eating bar, stainless steel appliances, and a walk-through pantry leading to a mud room with lockers and garage access. The spacious and bright living room features large windows overlooking the backyard, and the dining space leads out to a both a covered and uncovered deck, the perfect place for summer barbecues or entertaining. A nicely sized office space is located just off of the kitchen, and a 2-piece powder room completes the main level. Upstairs, the large bonus room is an ideal family hangout, perfect for cozy movie nights or a bright, open play space for the kids. Two nicely sized kids' bedrooms include one with a large walk-in closet, and both share a 4-piece main bath. The massive primary suite boasts a spacious walk-in closet and a spa-inspired 5-piece ensuite with his and hers vanities, a 6' soaker tub, and a tiled walk-in shower. The unfinished basement offers roughed in in-floor heat and provides endless potential to create the perfect space for your family whether that's extra bedrooms, a rec room, or a home gym. This home also includes a 25'x26' attached garage with a convenient floor drain, along with extra RV parking options on both the side and the rear of the property. All of this is set in one of Red Deer's most desirable family

neighbourhoods—steps from schools, parks, walking trails, and all the shopping amenities of both Clearview and timberland markets.