



GRASSROOTS
REALTY GROUP

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

**22 Travis Close
Red Deer, Alberta**

MLS # A2248323



\$639,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,138 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape		

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

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Situated in a quiet cul-de-sac in sought after Timber Ridge, this best selling 2 storey floor plan is totally turn key and move in ready! Offering a fully finished basement, fenced and landscaped yard, 9’ ceilings, central A/C and more, this 5 bedroom 4 bathroom home provides over 2900 square feet of developed space for your family to enjoy. The main features an open concept floorplan, 9’ ceilings, and an abundance of natural light from West facing windows. The kitchen is beautifully finished with raised maple cabinetry, quartz countertops, a large island with eating bar, upgraded stainless steel appliances including a gas stove, and a convenient walk-through pantry. The dining area offers garden doors to the backyard, while the adjoining living room provides a welcoming space that’s ideal for everyday living and entertaining. Upstairs, the primary suite includes a spacious walk through closet leading to a private 4 piece ensuite with soaker tub, shower, and water closet. Two additional bedrooms, a full 4-piece bathroom, convenient laundry room, and a large bonus room perfect for family movie nights or a kids’ play space complete the upper level. The fully finished basement features a large rec room, two more bedrooms, and another 4 piece bathroom. In-floor heat is roughed in for future use, giving you the option for cozy comfort during the colder months. Outside, enjoy a huge fully fenced and landscaped West facing backyard with alley access and a huge exposed aggregate patio, ideal for summer BBQs and family gatherings. Additional features include central A/C, a heated 22x22 attached garage, and a widened driveway that allows for 3 vehicle parking. Timber Ridge offers walking paths, playgrounds, parks, a future school, and convenient shopping at both Timber Ridge and Clearview Ridge markets and is an amazing

place to raise a family. This home must be seen to be fully appreciated!