



GRASSROOTS
REALTY GROUP

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**85 Turner Crescent
Red Deer, Alberta**

MLS # A2252918



\$609,000

Division:	Timberlands North		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,364 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Hot Water	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge x 2, Stove x 2, Microwave x 2, Dishwasher x 2, Washer & Dryer x 2, All Window Coverings, Central Vac with Attachments, Garage Door Opener with 2 Remotes,

Legally Suited Home in Timberlands! Upstairs is ready for immediate possession, while the legal basement suite presents a fantastic opportunity for investors, downsizers or first time buyers! This beautifully maintained property features teak hardwood floors, air conditioning, a heated garage with built-in desk/workspace, two gas fireplaces, in-floor heat in the basement with trendy acid-washed floors, central vac, dual 50-gallon hot water tanks, and so much more. Main/Upper level just had all new carpets installed in bedrooms and stairs! Open-concept kitchen with dark cabinetry, tiled backsplash, stainless appliances, granite sink, walk-in pantry & island seating. The dining area flows into the South-facing living room with stone-detailed gas fireplace. Enjoy the south facing private upper deck with BBQ gas line, enclosed storage underneath, and fenced pet-friendly yard space. 2 bedrooms on the main with a 4PC bath in between. The primary bdrm above the garage features a walk-in closet + 4PC ensuite with tiled jetted tub! Lower level contains a convenient laundry/utility area with sink, shower & toilet—perfect for cleanup after garage projects. The legal basement suite features a private entrance modern design with in-floor heat & gas fireplace. Beautiful kitchen with rich cabinetry, stainless appliances, tiled backsplash, island & granite sink. Spacious bedroom (12' x 11'), 4PC bathroom, separate laundry & large storage room and comes with two private parking stalls. Prime Timberlands Location with Clearview Market a short distance away! Incredible walkability to schools, shopping, playgrounds, and parks! Whether you're an investor, a first/second-time buyer, a family with aging parents, or a couple this home checks all the boxes. With professional updates and strong rental appeal, this property is well worth a look!

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