



GRASSROOTS
REALTY GROUP

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

38 Tagish Avenue
Red Deer, Alberta

MLS # A2265440



\$619,900

Division:	Timberlands North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,904 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Bracket in Living Room, 10 Year Progressive New Home Warranty

WELCOME TO THIS IMPRESSIVE TIMBERLANDS NORTH NEW BUILD TWO STOREY WITH UPPER LEVEL BONUS ROOM! A stunning home with exceptional curb appeal! Enter to 9 ft ceilings and luxury vinyl plank flooring on the main level flowing through to the WEST FACING Combination Living/Dining/Kitchen! Eye-catching fireplace in the living room with a gorgeous floor to ceiling cream accented stone surround! The kitchen is a culinary haven with white cabinetry elevated to ceiling height, wall mounted range hood, a separate "in cupboard installed microwave", quartz countertops, center island with extended breakfast bar, pantry and all stainless steel appliances included....Super sized dining area, adjacent to the kitchen, which has a garden door out to the rear west facing deck with metal railings... Completing the main level is the good sized laundry room with coat rack and bench and a separate 2 pce washroom. Continuing to the upper level, we have the BONUS ROOM, a very good sized Primary Bedroom with a magnificent oversized walk in closet and 3 pce ensuite with quartz countertop, dual sinks, tile floor and 5 ft shower with full tile surround. Next the two very spacious secondary bedrooms and the 4 pce main bath with quartz countertop and tile floor... The basement is open for development and roughed in for infloor heat....TAXES NOT YET ASSESSED....(Note: this home is in the final stages of finishing and clean up. The photos attached to this listing are of the interior of 49 Emmett Crescent in Evergreen which can be visited to view the finished product.... light fixtures may vary in 38 Tagish.....