



**GRASSROOTS**  
REALTY GROUP

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

**49 Turnbull Close  
Red Deer, Alberta**

**MLS # A2275755**



**\$559,900**

|                  |                                                                           |               |                  |
|------------------|---------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Timber Ridge                                                              |               |                  |
| <b>Type:</b>     | Residential/House                                                         |               |                  |
| <b>Style:</b>    | 2 Storey                                                                  |               |                  |
| <b>Size:</b>     | 1,711 sq.ft.                                                              | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated, |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                                                                 |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot           |               |                  |

|                    |                                                                                                                                                                                                             |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                                                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                                                                                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                                                                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame                                                                                                                                                                   | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                             | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                                         |                   |     |

Be the first owner of this brand new Laebon Home situated close to parks, playgrounds, a school, and the numerous amenities of Timberlands and Clearview Market! Offering 1700+ square feet, this 2 storey Paxton floorplan offers a wide open main floor layout, an attached double garage, and a large second floor bonus room! The kitchen is well appointed with two tone raised cabinetry, stainless steel appliances, quartz countertops, a large island with eating bar, and a large walk in pantry. The living area is spacious and bright, and the adjacent dining area offers access to the back deck through large sliding patio doors. Upstairs you'll find the spacious master bedroom suite with your own private 4 pce ensuite and a large walk-in closet. Two kids' rooms share a 4 pce bathroom, and you'll appreciate the convenience of upper floor laundry close to all the bedrooms. You'll love ending your day in the huge bonus room, which makes the perfect space for family movie nights or a relaxing space to unwind. The attached garage is insulated, drywalled, and taped. If you need more space, the builder can complete the basement development for you, and allowances can also be provided for blinds, and a washer and dryer to make this a completely move in ready package. 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed. Immediate possession available!