



**GRASSROOTS**  
REALTY GROUP

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**35 Tory Close**  
**Red Deer, Alberta**

**MLS # A2276561**



**\$699,000**

<b>Division:</b>	Timber Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,212 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** fridge, stove, dishwasher, hood fan, window coverings

This exceptional Timber Ridge home truly checks every box &mdash; and it's easy to see why owners rarely leave this sought-after neighbourhood. Offering over 2,200 sq ft above grade, this stunning two-storey showcases a 21' x 33' TANDEM triple attached garage with extended driveway, quality finishes, thoughtful updates, and pride of ownership throughout. Step inside to soaring ceilings that create an immediate sense of space and light. The main floor features a modern boot room off the garage, a welcoming living area with a beautifully updated stone-faced gas fireplace, and a well-designed kitchen complete with granite countertops, a large island, induction stove, newer appliances, and a new walk-through pantry finished with gorgeous tile. Upstairs you'll find three spacious bedrooms, an actual laundry room, and a cozy bonus room highlighted by a second fireplace. All bathrooms feature quartz countertops with undermount sinks, while the impressive primary suite boasts a newly updated walk-in closet and a luxurious 5-piece ensuite with soaker tub, dual vanity, and separate shower. The fully developed basement offers a versatile rec room (perfect for a home gym), an additional bedroom, and a full bathroom &mdash; ideal for guests or extended family. Outside, enjoy the convenience of a full irrigation system front and back, vinyl fencing, alley access, room for quad parking, and permanent Glow stone lighting on the front of the home. Additional highlights include central air conditioning (installed approx. 2 years ago) and an incredible 21' x 33' tandem triple attached garage with extended driveway. This property shows 12/10 &mdash; meticulously maintained and move-in ready. A rare opportunity to own a standout home in one of Red Deer's most desirable

communities.