

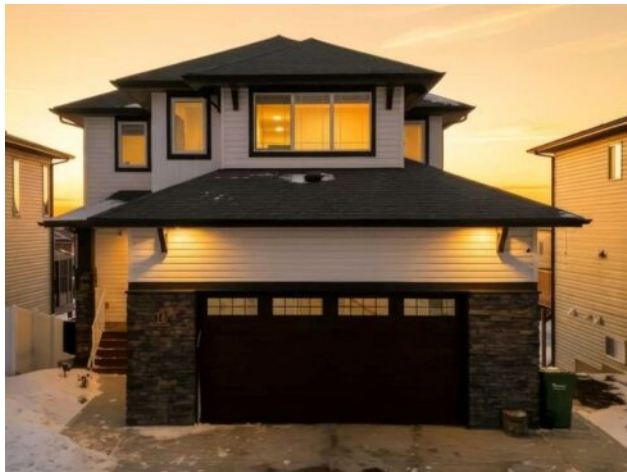


GRASSROOTS
REALTY GROUP

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**30 Thayer Close
Red Deer, Alberta**

MLS # A2278701



\$634,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,153 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: TV Wall Mounts

Tucked away on a quiet cul-de-sac, this beautiful two-story home built in 2022, exudes MODERN CHARM and thoughtful design at every turn. Boasting over 2100 sq.ft. on the upper two floors, it offers plenty of space for comfortable living and effortless entertaining. You'll love the 3 spacious bedrooms, and 2 1/2 stylish bathrooms each finished with elegant contemporary touches that make the home feel fresh and upscale. The OPEN CONCEPT main level fills with NATURAL LIGHT and seamlessly connects living, dining and kitchen areas-perfect for family gatherings or quiet evenings at home. A beautiful WHITE kitchen boasts full tiled backsplash, large eat up ISLAND, gas stove, and stainless appliances. The walkout basement opens to bright natural light with WEST EXPOSURE and a covered stone patio, and features roughed in for a future bathroom, giving you endless possibilities to CUSTOMIZE and expand your living space. You will also APPRECIATE the 23x24 HEATED ATTACHED GARAGE, complete with EPOXY FLOORS, built in shelving, a floor drain and even a man door. Upstairs this stunning home truly shines! Boasting a luxurious master bedroom, a perfect retreat after a long day, offering space to easily fit king size furniture, a beautifully appointed four-piece ensuite. Two additional bedrooms share a well designed four-piece bathroom, making morning routines a breeze for family and guests. The bonus room provides endless versatility- perfect as a playroom, media room, home office, or gym. A spacious UPPER FLOOR LAUNDRY for added convenience, making every inch of this upper floor convenient, comfortable and modern living! Air conditioning for summer comfort, central vacuum, EXTENDED driveway for additional parking and guests, EPOXY garage floors, & remainder of a 10 year home warranty provides peace of mind. Located

conveniently to PAVED TRAILS, PARKS, SCHOOLS, and all major shopping amenities.