



**41 Terra Close  
Red Deer, Alberta**

**MLS # A2288687**



**\$669,900**

<b>Division:</b>	Timberstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	2026 (0 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 Yard, Front Yard, Interior Lot, Landscaped, Private		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 224
<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, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Ready to downsize but not ready for a duplex or apartment living? Welcome to low maintenance living in The Timbers, where a small monthly fee handles yard maintenance and snow shovelling year round! This stunning community offers executive single-family homes that come fully fenced and landscaped, with no restrictions on age or pets, and all of your yard work, mowing, and shovelling in the winter are taken care of for you! Offering a bright and open floor plan with 9' ceilings, main floor laundry, quartz counter tops, and beautiful modern finishes throughout. The two tone kitchen features raised cabinetry, stainless steel appliances, quartz countertops, a large island with under mount granite sink and bar seating, and a spacious corner pantry. Sliding patio doors off the dining area lead out to a spacious deck overlooking the yard, and the adjacent living room is a great place to relax and unwind. The primary bedroom features a large walk in closet and a beautiful spa like ensuite with a freestanding soaker tub, walk in shower, and his and hers sinks. There is also a den/office space at the front of the home, and a convenient powder room down the hall. The fully finished basement offers a huge family and rec room area, two large bedrooms, a 4 pce bath, and has also been roughed-in for in-floor heat. The garage is fully drywalled, insulated, taped, and roughed in for a heater, and there's a convenient floor sump to help keep floors clean in the winter months. Out back, your fully fenced and landscaped yard enjoys a South facing composite deck for the ultimate in low maintenance enjoyment. Condo fees of \$223.98 cover lawn mowing, snow shovelling, and maintenance of all common areas, trails, and green spaces. A poured concrete front driveway, front landscaping, fencing, and rear sod will all be completed in 2026 as weather permits. The builder can

complete Central A/C, a garage heater, or provide allowances for a washer and dryer and window coverings through the builders suppliers at an additional cost. GST is already included in the purchase price, and 1 year builder warranty and balance of 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed. Immediate possession is available!