



**30 Tagish Avenue  
Red Deer, Alberta**

**MLS # A2290375**



**\$949,900**

<b>Division:</b>	Timberlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,144 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Attached, Double Garage D		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	23-38-27-W4
<b>Exterior:</b>	Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Refrigerator (x3), Stove (x2) (House-gas, Suite-Electric), Dishwasher (x2), Microwave (suite), Microhood (house), Washer (x2), Dryer (x2), Window Coverings, Security System for the house and suite, Water Softeners for house & suite.

**EXECUTIVE CARRIAGE HOME!** Beautifully appointed 2 Storey home with double attached, and double detached garage with legal suite above! This fully finished home (2,144 s.f.) with 22x24 attached garage, offers 5 bedrooms & 3.5 bathrooms, and offers plenty to catch your eye! Vaulted Ceilings, beautifully appointed kitchen with quartz counter tops, large island, full tile backsplash, matching Kitchen-Aid appliances including a double wide refrigerator, & gas stove. This house also features Central Air, large windows, vaulted ceilings, and flexible laundry options (currently upstairs right outside the primary bedroom). The Primary Bedroom comes with a stylish 5 piece ensuite with dual sinks, walk-in shower & walk-in closet. The fully finished legal suite (652 s.f.) above the 20'x27' detached garage has 1 bedroom, 4 piece bathroom, kitchen, living room and stackable laundry in the bathroom.