



30 Tagish Avenue  
Red Deer, Alberta

MLS # A2290375



**\$919,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <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.