



**178 Truant Crescent
Red Deer, Alberta**

MLS # A2301625



\$469,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,580 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Insulated, Off S		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage		
Inclusions:	Shed		

Immaculate original owner 2 storey home situated in beautiful Timber Ridge, just steps from schools, parks, playgrounds, scenic walking paths around a pond, and the shopping amenities of Timber Ridge and Clearview Market. This 1581 sq ft home shines with pride of ownership and offers a large 24x26 detached garage. The main floor offers a bright, open concept living, dining, and kitchen area that flows beautifully from the moment you step inside, with 9' ceilings, vinyl plank flooring throughout, and a clean, modern feel. The kitchen is a standout feature, boasting dark raised cabinetry, a central island with eating bar, upgraded stainless steel appliances, a granite sink, and a walk-in pantry. Just off the kitchen is a garden door leading directly out to the back deck, and a convenient 2 pce bathroom finishes off the main level. Upstairs, you'll find three nicely sized bedrooms including a spacious primary suite complete with a walk-in closet and private 3 pce ensuite with shower. The two kids bedrooms share their own 4 pce main bath, and laundry is conveniently located on the same level as all the bedrooms. The basement offers roughed in in-floor heat and is open to your future design ideas for a family room, additional bedrooms, and rough ins are in place for a full 4 pce bathroom. Outside, the fully fenced yard is your own private retreat featuring a deck that's perfectly set up for morning coffees, or simply unwinding at the end of the day. The detached 24x26 garage is insulated, drywalled, and taped with a finished ceiling. This spotless home is a pleasure to show!