



41 Thorkman Avenue  
Red Deer, Alberta

MLS # A2096873



**\$644,900**

<b>Division:</b>	Timberlands North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,730 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Smart Home, Vinyl Windows		

**Inclusions:** n/a

Presenting an exquisite new 2 Story 1730 sq ft home in the thriving Timberlands community, crafted by Mason Martin Homes. This stunning residence features 3 bedroom, 2.5 baths, plus an extra-large bonus room, complemented by a 30 x 24 heated TRIPLE CAR garage with convenient backyard access through an additional third roll up garage door. Step into an inviting open concept space with 9-foot ceilings, spindled staircase. Adding to the appealing features, the home includes a walk-through pantry for seamless organization, a practical boot room for the kids, and ample storage throughout. The kitchen is a culinary delight, featuring quartz countertops, inviting island and premium stainless-steel appliances. Premium vinyl plank flooring and 40oz stainless nylon carpet with a 7.5lb underlay enhance the elegance. The master suite is a sanctuary, boasting a beautiful ensuite and spacious walk-in closet. The second floor hosts a laundry room for added convenience. Designed for efficiency, the home features R50 Insulated attic, a high-efficiency furnace, hot water tank, Lutron Smart Phone App for expandable home automation, triple pane Low E windows, 30-year shingles, and a programmable HRV fresh air system. The neutral color scheme creates a bright and welcoming ambiance. Enjoy the convenience of nearby amenities such as golf courses, Canyon Ski Area, schools, restaurants, shopping, and Discovery Canyon.. Immerse yourself in comfort and style with a harmonious blend of luxury and convenience.