



**52 Talisman Close
Red Deer, Alberta**

MLS # A2121956



\$919,000

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| Division: | Red Deer | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,954 sq.ft. | Age: | 2016 (8 yrs old) |
| Beds: | 6 | Baths: | 4 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Cul-De-Sac, Gazebo, Low Maintenance Landscape, Landscaped, Street Light | | |

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| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 323 |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Brick, Mixed, Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | Cable, Heating Not Paid For, Electricity |
| Features: | Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry | | |

Inclusions: Gazebo, Closet Organizers

Welcome to The Timbers, Red Deer's premier community where convenience is key! Are you a snowbird who wants the home taken care of for you while away, or do you work away or maybe want more time with family? Snow removal, lawn care, and landscaping maintenance are all done for you at a minimal cost! This spacious home boasts 2954 sqft of living space, a triple car garage, outside LED lighting, and sits on a large pie lot. The grand entrance welcomes you with black granite tiles, high ceilings, natural light, and a beautiful white stone feature wall. The main living area is perfect for hosting gatherings or unwinding by the oversized fireplace, creating a cozy atmosphere. The custom kitchen is a chief dream with its built-in cabin under the oversized island, granite countertops, gas cooktop, custom soft close cabinets, built in customer wine racks, stainless appliances, and a roomy Frigidaire sub-zero fridge/freezer combo. Step out onto the oversized east-facing composite deck from the dining room, perfect for outdoor cooking. The main floor is finished with a powder room and a walk-through pantry; add your touch with a custom coffee bar or butler. pantry. Convenience is key with the main floor laundry room, ensuring effortless household tasks. Upstairs is a bright, airy, spacious bonus room with 4 generous-sized bedrooms. One bedroom includes a walk-in closet and a 3pc bathroom, while the other two share a jack-and-jill bathroom. The master suite features a spa-like ensuite with tiled floors, a soaker tub, a walk-in shower, his & hers sinks, and a spacious walk-in closet. Make your way downstairs to the fully finished walkout basement with in-floor heat, a ruffed-in bar, 2 bedrooms that share another 4 piece bathroom, and a spacious mechanical room that offers space for extra storage. The fully fenced and landscaped backyard backs onto a scenic walking

path and is only steps away from parks, greenspace, schools, and shopping. Enjoying the executive lifestyle has never been easy.