



**52 Toal Close
Red Deer, Alberta**

MLS # A2123333



\$759,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,187 sq.ft.	Age:	2019 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Faces Front, Heated Garage, Insulated, Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscaping		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: 4 Planters in Backyard, Shed, Upper Wall Mounted Cabinets in Garage

SOUTH FACING PIE LOT | RV PARKING with POWER & SEWER | 30x34 DREAM GARAGE | CENTRAL A/C - There's nothing left to do but move in to this stunning custom built 2 storey! Situated at the end of a cul-de-sac in Timber Ridge, this is a perfect spot for a family, with all of Red Deer's best amenities including schools, parks, restaurants, shopping and more just minutes away. Starting on the outside, the massive 30x34 attached garage is finished and heated and has an overhead access door into the backyard. You'll love the massive partially covered composite deck out back, a perfect place to enjoy your summers, with plenty of space for your BBQ and smoker. The yard is fully fenced and nicely landscaped with numerous trees, grass, and low maintenance rock beds. For the RV enthusiast, there is space for a large motorhome or 5th wheel, with power and sewer hook ups for ultimate convenience! As you step inside, soaring ceilings open up to the top floor, and you'll love how much natural light flows throughout this home. The main living space is perfect for relaxing with family or entertaining with friends, with 9' ceilings adding to the spacious feel, and you'll love the gorgeous wood burning fireplace for chilly winter nights. The kitchen offers raised hickory cabinetry and granite counter tops, upgraded stainless steel appliances including a gas cook top w/ built in downdraft hood fan and double ovens, and a massive walkthrough pantry that leads to the garage mud room with built in lockers. The spacious dining area will easily accommodate your whole family, and opens onto the covered composite deck through beautiful glass patio doors. Upstairs you'll find a great office or library space open to below, and two nicely kids bedrooms that share an oversize 4 pce bath. The primary suite is massive, with an equally impressive ensuite space offering

a beautiful tiled shower with rainfall head, huge soaker tub, dual vanities with make up counter, private water closet, and a spacious walk in closet. Laundry is conveniently located just off the bedrooms and offers plenty of shelving and storage for linens and other items. The basement is fully finished with 9' ceilings, cozy in-floor heat, a 4 pce bath, built in cabinetry, and a large rec room and family room space. The seller will have a contractor complete a 4th bedroom measuring approximately 12x11' with closet in the basement prior to possession if desired by the purchaser.