



**34 Tyson Crescent
Red Deer, Alberta**

MLS # A2139475



\$699,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,148 sq.ft.	Age:	2014 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, No Neighbours Behind		

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

Features: Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Fire Pit, Shelving in Garage, Blinds, Curtain Hardware, Alarm System (No Contract), Sonos System

2 STOREY WALKOUT BACKING ONTO A PARK! Situated on a quiet crescent in beautiful Timberstone, this gorgeous custom built home backs on to a gorgeous wetland reserve with mature trees and walking trails! This amazing location also offers amenities such as restaurants, shopping, schools, and more just minutes from your door. Step inside to an open main floor with 9' ceilings and large windows overlooking the park space behind, and many custom touches and upgrades including extensive pot lighting, built in Sonos audio throughout, triple pane windows, Roxul sound insulation, in-floor heat in the basement, central A/C, granite counter tops, vinyl flooring, and more. The kitchen offers custom maple cabinetry to the ceiling with beautiful granite counter tops and upgraded black stainless steel appliances (2021). A large island features an eating bar and under mount granite sink, and a large walkthrough pantry leads to the garage entrance with custom lockers for added convenience. The top floor offers two spacious kids rooms that share a 4 pce bath, and a large laundry space with lots of room for cabinetry and shelving. The huge primary bedroom enjoys views over the green space, and includes a huge walk in closet, and ensuite with private water closet, private linen storage, and an oversized shower. The large bonus room has surround sound and is perfectly set up for a theatre or gaming space. The fully finished walkout basement is heated with in-floor heat, and offers two more spacious bedrooms, another 4 pce bath, and a bright family room space, also wired for surround sound, that offers access out to the backyard and to a stamped concrete patio. The attached 24x25 garage is fully finished and insulated, has a floor drain, is roughed in for heat, and has built in audio. Extensive landscaping and exterior upgrades include a

composite upper deck with aluminum railings, concrete curbing, stone retaining walls, and stamped concrete walkways leading from the front driveway and into the backyard, and to a large fire pit area where you can relax with friends and enjoy the birds in the beautiful green space behind. This beautiful home is a total package in a premium location and is a pleasure to show!