



**156 Garrison Circle
Red Deer, Alberta**

MLS # A2144438



\$569,000

Division:	Garden Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,725 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, French Door, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage heater		

Welcome to 156 Garrison Circle - a beautiful home in a fantastic area!! This large modified bi-level is a perfect fit for families, backing on to a PARK and PLAYGROUND, the new owners will love sitting on the back deck and watching the kids play! A spacious and bright front foyer is where the journey begins, there is also a laundry and mud room conveniently located on this level. Once up the short flight upstairs, you will be greeted by an open concept main level offering a large dining space connected to the oversized kitchen featuring a CENTER ISLAND with seating, ample counter space, plenty of natural light, quality maple cabinetry, stainless appliances including a brand new dishwasher and oven, and a pantry. There is also a gas line behind the stove if a gas stove is preferred. The living room is flooded with natural light from the large windows which take advantage of the view of the park, there is a GAS FIREPLACE and quality laminate flooring throughout. A bedroom and a 4pce bath complete the main level of this fine home. The main bedroom is up a few steps and allows plenty of room for a king bed plus furniture, there is a beautiful 5pce ENSUITE with dual vanities, a large soaker tub, and separate shower plus there is a walk in closet! The basement is fully developed with a large rec room, 2 spacious bedrooms, a full bath and large storage area. There is infloor heat in the basement for comfort in the winter and central A/C for the hot summer nights! Other features of this fine home include composite decking, lower concrete patio in the fully landscaped and fenced yard with artificial turf, a garden shed and direct access from the back yard to the play ground. A large heated double attached garage takes care of parking needs, there is built in vac, and all of the appliances are included!! Don't miss out on this gem!