



**2 Traynor Close  
Red Deer, Alberta**

**MLS # A2147912**



**\$735,000**

<b>Division:</b>	Timber Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,643 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Garage Faces Front, Heated Garage, Off S		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Low Maintenance		

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

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Basement Fridge, Basement Dishwasher (As-Is), Shed, Theatre Components, Audio Components

Pride of ownership shines throughout this immaculate original owner home, offering just under 3200 square feet of total space plus a 24x30 heated triple garage! Upgrades include central A/C, built in audio throughout, 9' ceilings on both floors, granite counter tops, vinyl plank flooring, 2 zone in-floor heat in the basement, wet bar, fully equipped theatre set up with surround sound, and so much more! Step inside to a large front entry with bench seating that walks into the open main floor living space. This dream kitchen is huge, with an abundance of dark maple cabinetry to ensure you'll never run out of storage space. A massive island offers bar seating and upgraded under mount sink, and the home includes upgraded stainless steel appliances including an induction stove. There is further storage in the large corner pantry, and there's a huge coffee bar and hutch with beverage fridge just adjacent to the island. The living and dining room spaces overlook the vinyl fenced West facing back yard, and you can enjoy the evening sunsets on the spacious 10x20' deck. The spacious primary bedroom has a 5 pce ensuite including double sinks, a soaker tub, walk in shower, private water closet, and the large walk in closet walks in to the laundry room for ultimate convenience. A bedroom/office and 2 pce bath complete the main floor space. Downstairs you'll find an amazing entertaining space, with a large family and rec room area that includes a huge wet bar with full size fridge and dishwasher. The family room is set up for a theatre with overhead projector and full 7.1 surround sound and the equipment is all included! Two bedrooms downstairs are perfect for teenagers or guests, and both rooms have walk in closets, and one has a private 3 pce ensuite while the other utilizes the main 4 pce bath. There's an abundance of storage with a finished storage room just off the family

room, and tons of extra space in the large utility room. 2 zone in-floor heating has separate temperature controls for the bedroom areas and living space for the ultimate in comfort. The fully finished and heated garage is fully equipped with dual floor drains, dehumidifier fan, built in speakers, and built in ceiling storage that is included. The back yard has RV gates on the side fence for RV or trailer parking in the backyard if desired. This well thought out home is a complete package and is totally turn key, with possession available before the end of summer!