



GRASSROOTS
REALTY GROUP

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2 Garrison Place Red Deer, Alberta

MLS # A2182515



\$529,900

Division:	Garden Heights		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,835 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Heated Garage, Insulated, RV Access/F		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Level		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Garbage Collection

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Smart Home, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: Fridge, Stove, Built-In Dishwasher, Microwave/Hood Fan Built-In, Washer, Dryer, Window Coverings, Central Vacuum with Attachments, Garage Door Opener with Remote.

Welcome to 2 Garrison Place, nestled in the prestigious and highly desired subdivision of Garden Heights, located on a quiet keyhole close with RV parking, 30-amp power on the outside of the garage, and direct access to Red Deer's famous bike and walking trails that lead directly to the McKenzie Trails Park. This original owner home was custom built and features soaring 18' ceilings in the great room, 80 inch TV Nook, accented by a cozy peninsula gas fireplace, plenty of south facing windows allowing ample amount of natural light into the living space plus a main floor office that could easily work for a 4th bedroom if needed. The open design is perfect for entertaining, and the galley style kitchen offers plenty of counter space, with a breakfast bar, tastefully accented with ample elegant white cabinetry all with soft close doors and drawers, under cabinet lighting, a spacious fully customizable corner pantry, and completed with stainless steel appliances. There is spacious main floor laundry room with a convenient storage cabinet. The upper level has 3 large bedrooms, all with walk-in closets, and a main bathroom with a large linen closet. The spacious master bedroom offers plenty of room for a king-sized bed, with a large ensuite featuring a dual vanity, plenty of extra cabinet space, and a good-sized walk-in closet with a fully customizable Freedom Rail shelving system from Canadian Closet in every closet of the home. The garage is a true Man Cave. It is fully insulated, heated, with a floor drain, and has a sink with hot/cold water. Other notable upgrades include an extra thick overhead door, 13' ceilings, plenty of extra 20 Amp plug ins, connections for cable and internet, a side mount overhead door opener, and roughed-in under slab heat. For added convenience, the main floor powder room is located right at the garage entrance. The spacious

basement awaits your personal touch, but can be set up for an additional 2 bedrooms, full bathroom, family room, and plenty of extra storage space with some exterior wall electrical wiring already done and has under slab heat roughed in. Even more notable features include – CAT5, Smart Home Wiring, air conditioning, central vac, security system, 2 covered decks, poured aggregate driveway and sidewalks that are extra wide, and a zero maintenance fence. This property is within walking distance to Clearview Market. Don’t miss this spotless move-in ready home with an amazing location.