



GRASSROOTS
REALTY GROUP

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**121 Traptow Close
Red Deer, Alberta**

MLS # A2188895



\$699,900

Division:	Timberstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,253 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	FRIDGE, STOVE, MICROWAVE, DISHWASHER, GARAGE DOOR OPENER AND CONTROL, A/C, HRV, WASHER, DRYER, ELECTRIC FIREPLACE, TV WALL MOUNT		

ORIGINAL OWNER ~ CUSTOM BUILT 5 BEDROOM, 4 BATH TWO-STOREY ~ OVER 2200 SQ. FT. ABOVE GRADE PLUS A FULLY FINISHED BASEMENT ~ DOUBLE ATTACHED GARAGE ~ Covered front entry welcomes you and leads to a large foyer ~ Open concept main floor layout is complemented by high ceilings that create a feeling of spaciousness ~ The living room is centred by a modern gas fireplace with a tile surround and has a large window overlooking the sunny south facing backyard ~ Host large gatherings with ease in the massive dining room with sliding patio doors that lead to the deck with composite deck boards and a gas line for your BBQ or patio heater ~ The beautiful kitchen features soaring ceiling-height cabinets, full tile backsplash, expansive quartz countertops, including a grand island with an undermount sink and breakfast bar, stainless steel appliances, and a spacious walk in pantry with direct access to the mud room adds convenience and functionality to this exceptional space ~ 2 piece bathroom just off the mud room ~ Step into your private primary sanctuary, designed to effortlessly fit a king size bed and multiple pieces of furniture, boasting vaulted ceilings, a generous walk-in closet, and a spa-like ensuite featuring a luxurious jetted tub, a separate shower, dual sinks, an electric fireplace and a convenient water closet, offering a perfect blend of comfort and sophistication ~ Two spacious bedrooms, each with a walk-in closet and ample room for a king-size bed ~ 4 piece bathroom features a generous oversized vanity, providing both functionality and style ~ Conveniently located laundry room is equipped with built-in shelving and a sunny window for added light ~ The fully finished basement features high ceilings creating a bright and open atmosphere, and offers a family room with roughed in plumbing for a wet bar, two

generously sized bedrooms, a stylish 4-piece bathroom, and ample storage space, perfect for both relaxation and entertainment ~ Other great features include; Central air conditioning, HRV system, original owner home, operational in floor heating ~ Double garage is insulated, finished with painted drywall, has a floor drain and hot and cold taps ~ The sunny south facing backyard is landscaped with concrete edging and rock beds and tons of grassy yard space, complemented by a convenient irrigation system, and is fully fenced with the added benefit of back alley access ~ Situated in the highly sought-after Timberlands neighbourhood, this property offers an unbeatable location; excellent schools, scenic parks, picturesque walking trails all within close proximity, excellent shopping plazas with a full range of amenities are all within walking distance.