



GRASSROOTS
REALTY GROUP

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2 Tyrrell Place
Red Deer, Alberta

MLS # A2198236



\$699,900

Division:	Timberstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,465 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Low Maintenance Landscape		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 241
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Floating shelves in basement, tv mount

Welcome to this executive-style walkout bungalow, located in a highly desirable community "The Timber's". This home is designed for those who appreciate both beauty and functionality. Featuring a spacious, open-concept layout, the main floor is a perfect blend of style and comfort. The master suite is a true retreat, with a well-appointed ensuite offering a soaker tub, separate shower and great sized walk in closet. The main floor also boasts a versatile den or office space, perfect for working from home or a quiet reading nook. Conveniently located on the main floor, the laundry room offers added functionality and ease of living. The heart of this home is the open-concept kitchen, dining, and living room area, which is ideal for entertaining. The kitchen is complete with quartz countertops, two tones cabinetry, a convenient pot filler, and rustic wood beams that add a touch of charm. The dry bar or coffee station with a beverage cooler is an added bonus, making it even easier to entertain or enjoy your favorite drinks at any time and the walk-through pantry ensures you have plenty of storage space. Garden doors lead to a covered patio, providing seamless indoor-outdoor living, where you can relax and enjoy your surroundings. The large walkout basement offers even more space to suit your needs, with two additional bedrooms, a full bath, and a versatile space that could serve as an office, small gym, or additional storage. With an condo fee that covers snow removal and landscaping, you can enjoy the beauty of your surroundings without the hassle of maintenance.