



**GRASSROOTS**  
REALTY GROUP

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## 4 Garrison Circle Red Deer, Alberta

**MLS # A2205719**



**\$709,900**

<b>Division:</b>	Garden Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,078 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, B/I Dishwasher, Beverage Fridge, Oven, Microwave, Laundry Washer & Dryer, All Window Coverings & Blinds, Garage Door Opener x2, Garage Door Controller x 2

Welcome to 4 Garrison Circle — a beautifully finished and spacious 2-storey home located in the highly sought-after community of Garden Heights. Step into a bright and welcoming entryway that flows into a thoughtfully designed open-concept kitchen, dining, and living room, perfect for hosting family and friends. The kitchen offers an abundance of white cabinetry, accented by a dark-finished cabinetry island, and features a walk-through butler's pantry equipped with a second oven and beverage fridge. Large windows flood the main living area with natural light and provide views of the west-facing backyard and the adjacent park/playground to the south. The living room is anchored by a cozy gas fireplace with a brick surround and mantle, creating a warm and inviting space. A mudroom with built-in lockers and a 2-piece bathroom room complete the main level. Upstairs, the spacious primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite with a soaker tub. Three additional bedrooms, a 4-piece bathroom, and a convenient upstairs laundry room complete the second floor. The fully finished basement with 9-foot ceilings adds even more functional space, including a large open family/games room, a fifth bedroom, and a 3-piece bathroom—ideal for guests or growing families. Step outside to enjoy a spacious two-tiered back deck, perfect for entertaining or relaxing while watching the sunset. The oversized, heated double attached garage offers two garage doors and high ceilings, providing ample space for elevated storage. Additional features include central A/C, in-floor heat in both the basement and garage, and vinyl fencing. Just steps from parks, trails, and a short distance to schools and all the amenities of Clearview Market and Timberlands, this home offers peaceful living with unbeatable convenience. 4 Garrison

Circle is one you won&rsquo;t want to miss!