



**GRASSROOTS**  
REALTY GROUP

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26 Tagish Avenue  
Red Deer, Alberta

MLS # A2208829



**\$980,000**

Division:	Timberlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,875 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings		

**Inclusions:** MAIN HOUSE: Fridge, Gas Stove, BI Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener, 1 Control. CARRAIGE HOUSE: Fridge, Stove, BI Dishwasher, BI Microwave Hood Fan, Stacking Washer/Dryer, Window Coverings, 2 Garage Door Openers, 2 Controls.

Here's a Unique Opportunity to own one of the very few Carriage Houses in Red Deer! A stunning main home with a second legal residence in the rear—complete with its own 22' x 28' fully finished and heated garage, and a beautiful 640 sq ft legal suite above, currently rented to an excellent tenant for \$1,750/month plus a portion of the utilities. The main home was built to the highest standards and still shows like new! A spacious foyer leads into a gorgeous kitchen with granite countertops, stainless steel appliances, natural gas stove, and a commercial-grade hood fan. Enjoy 10' ceilings on the main floor, soaring 20' ceilings in the living room, a convenient pocket office, central air conditioning, hardwood floors, and a 22' x 23' attached heated garage with floor drain. Natural gas is plumbed to the rear deck for direct BBQ hookup—perfect for entertaining! Upstairs features a generous primary suite with a stunning ensuite and walk-in closet, upstairs laundry, two additional bedrooms, and a beautiful 4-piece bathroom. The basement is fully finished with 10' ceilings, another bedroom, and a massive family room. The carriage home sits above a fully finished and heated 22.5' x 28.5' double garage with in-floor heat. The suite itself features 6 appliances, luxury vinyl plank flooring, in-floor heating, and everything needed for comfortable independent living. This is a rare chance to own two homes under one title—with a built-in mortgage helper that can bring your monthly payments down below \$3,000/month! Vendor Financing is Available to Qualified Buyers.