



**33 Jarvis Close
Red Deer, Alberta**

MLS # A2304550



\$799,900

Division:	Johnstone Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,199 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Attached, Double Garage		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Pie Shap		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: stove, fridge, bi dishwasher, bi microwave, washer/dryer, garden shed, garage opener, hot tub (as is) and accessories, firepit, garage opener & 4 controls

Set on an impressive 10,708 sq ft pie-shaped lot—nearly double the size of many newer parcels—this fully finished 2-storey walkout offers 2,199 sq ft of thoughtfully designed living space, complete with both attached and detached garages to suit the entire family. A bright, tiled front foyer welcomes you with a spacious closet and convenient built-in desk area—perfect for everyday organization. The open-concept main floor is ideal for entertaining, featuring updated vinyl plank flooring throughout and an abundance of natural light. The well-appointed kitchen boasts rich dark cabinetry, granite countertops, a corner pantry, and a centre island with eating bar. The adjoining dining and living areas provide seamless access to the upper deck, with stairs leading down to the expansive backyard. Additional main floor highlights include a laundry room with sink and storage, a 2-piece powder room, and a versatile office space currently set up as a hair studio (seller will remove and restore the area upon request). Upstairs, you’ll find a generous bonus room, two spacious bedrooms, a full 4-piece bathroom, and a primary suite featuring a walk-in closet and 4-piece ensuite with soaker tub and separate shower. The fully developed walkout basement offers even more living space with a family room, an additional bedroom, a 4-piece bathroom, and ample storage. Comfort is enhanced with an instant heat recovery system and in-floor heating. Outside, the fully fenced yard is designed for relaxation and entertaining, featuring a custom aggregate firepit area and a private hot tub tucked beneath the deck. There is even a walkway on the one side so even more extra space & privacy. The detached 24x30 garage provides excellent additional storage for vehicles and toys, with plenty of room for RV and boat parking.