



**37 Toal Close
Red Deer, Alberta**

MLS # A2305278



\$609,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,661 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Central Air Conditioner, Dishwasher, Garage Door Opener + Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings, Pergola

Welcome to this stunning former SHOWHOME, thoughtfully designed with MODERN finishes and family friendly functionality throughout. Nestled on a quiet close surrounded by families, this beautiful two-storey home offers exceptional CURB APPEAL and an INVITING OPEN-CONCEPT layout. Upstairs you'll find three spacious bedrooms, including a generous size primary retreat complete with a large walk-in closet and a private 4-piece ensuite. An additional 4-piece bathroom and the CONVENIENCE of UPPER-FLOOR LAUNDRY make everyday living effortless. The main floor showcases STYLISH TWO-TONE CABINETRY, QUARTZ COUNTERTOPS, STAINLESS APPLIANCES, and LUXURY VINYL PLANK flooring. The bright and airy OPEN CONCEPT design is perfect for entertaining and family gatherings. Sliding patio doors lead to a SPACIOUS DECK featuring a PERGOLA, overlooking the FULLY FENCED backyard- an ideal space for relaxing or hosting summer barbecues. Additional highlights include an attached HEATED FRONT GARAGE, CENTRAL AIR CONDITIONING, and a WATER SOFTENER for year-round comfort and convenience. The basement remains fully untouched, offering a blank canvas to create the space you've always envisioned, whether it is a recreation room, home gym, additional bedrooms, or a custom entertainment area. This EXCEPTIONAL home combines MODERN STYLE, practical features, and a sought after location, MAKING IT PERFECT PLACE TO CALL HOME!!!