



**37 Terra Close  
Red Deer, Alberta**

**MLS # A2309568**



**\$650,000**

<b>Division:</b>	Timberstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated,		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Private		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 193
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Executive living in one of Red Deer's best communities! The Timbers is an executive community of beautiful detached homes with fully fenced, private yards where your lawn maintenance and snow removal is all looked after for you, and there's no restrictions on age or pets! This beautiful, brand new, fully finished bungalow offers a wide open plan with 9' ceilings and large windows that fill the space with natural light. The kitchen features raised two tone cabinetry, quartz counter tops, upgraded stainless steel appliances including an induction range, and a convenient corner pantry. The dining room provides access to the yard and composite deck through sliding patio doors, and you'll love relaxing in the large living room space. The primary bedroom enjoys a spa like ensuite with a freestanding tub, oversized shower, dual sinks, private water closet, and dual walk in closets. The main floor office provides a place to work or read, and main floor laundry just off the primary bedroom is an added convenience. The basement is fully finished with a massive family room and rec room area with plenty of space for a pool table and home theatre. Two bedrooms share a 4 pce bath and in-floor heat is roughed in for future use. The garage is insulated, drywalled, taped, and roughed in for a heater, and there's a floor sump to help keep things clean in the winter months. Condo fees of \$192.81/mo cover mowing and landscape maintenance, snow shovelling and street clearing in winter, and maintenance of common property including green spaces and walking trails. The builder can provide and install Central A/C and a garage heater if desired, and allowances for a washer and dryer or blinds through the builders suppliers at an added cost. GST is already included in the purchase price, and 1 year builder warranty and balance of 10 year Alberta New Home Warranty are included.

Taxes have yet to be assessed. Immediate possession is available!