



**GRASSROOTS**

REALTY GROUP

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**8 Tipping Avenue  
Red Deer, Alberta**

**MLS # A2309601**



**\$684,800**

<b>Division:</b>	Timberlands North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,396 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, On Street, Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)

**Inclusions:** Contact Seller Directly

Click brochure for more details. Welcome to The Winston – A Thoughtfully Designed Bungalow by Mason Martin Homes. This beautifully crafted bungalow offers 2 spacious bedrooms, 2 full bathrooms, and an impressive Triple Attached Garage—perfect for vehicles, storage, or hobby space. From the moment you step into the striking foyer, you’ll be greeted by warmth, style, and attention to detail. The chef-inspired kitchen is a standout, featuring a gas stove, premium stainless steel appliances, quartz countertops, and a large working island with eating bar. A walk-through butler’s pantry with an appliance counter adds function and convenience, while the designer direct-vent hood fan brings a sleek, modern finish. The open-concept living room showcases a beautiful feature wall and a modern electric fireplace, with TV placement options above. An elegant spindled staircase leads you to a spacious 9-foot basement, roughed-in for in-floor heating and a bathroom—ready for your personalized development. Retreat to the primary bedroom, where you’ll enjoy a freestanding soaker tub, a 48” glass shower, and dual sinks. A main floor laundry room adds practicality to everyday living. Step outside to your west-facing backyard and deck, equipped with natural gas for BBQ, and yard that backs onto a paved walking path, the perfect spot to soak in Alberta’s stunning sunsets. Located in the vibrant and stylish community of Timberlands, this home is surrounded by lifestyle perks—two 18-hole golf courses, the Canyon Ski Area, scenic walking trails, and all your everyday needs including shopping, restaurants, schools, and fitness facilities—all within walking distance. Whether you’re looking for your forever home or a smart investment, The Winston combines thoughtful design, quality

craftsmanship, and a prime location. Some photos are virtually staged.