



**475 Townsend Street  
Red Deer, Alberta**

**MLS # A2310924**



**\$839,000**

<b>Division:</b>	Timberlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,133 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Attached, Driveway, Front D		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Landscaped, Lawn, Lev		

<b>Heating:</b>	Central, In Floor, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R1-C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Garage remotes , Suite appliances including washer/Dryer

A rare opportunity offering exceptional flexibility, modern design living in the sought-after community of Timberlands. Whether you're accommodating aging parents, adult children, a nanny, snowbirds, or exploring home-based business possibilities, this unique property delivers with a stunning executive-style home, legal suite, and three garage spaces. The modern 2-storey main home features 3 bedrooms plus a main floor office, 4 bathrooms, and a bright open-concept layout designed for both everyday living and entertaining. Beautiful tile flooring flows throughout the main living areas, while the contemporary kitchen showcases granite countertops, stainless steel appliances, and a large peninsula with plenty of seating space. The sun-filled living room features a cozy fireplace and garden door access to the private, low-maintenance south-facing yard. The main level also offers a dedicated office/den and convenient 2-piece powder room. Upstairs, the spacious primary retreat includes a sunroom, walk-in closet, and luxurious 5-piece ensuite complete with dual sinks, tiled shower, and relaxing soaker tub. Two additional bedrooms, a full 4-piece bathroom, and upstairs laundry complete the upper level. The fully finished basement expands the living space with a large family/games room, wet bar, and additional 3-piece bathroom — perfect for entertaining or relaxing. Adding tremendous value is the detached carriage house featuring a heated 25' x 25' garage with a beautifully finished 700 sq. ft. legal 1-bedroom suite above. Complete with rear lane access and garage parking as designated by the owner, this versatile space is ideal for extended family or guests. Located just steps from shopping, restaurants, schools, parks, and Red Deer's extensive trail system, this one-of-a-kind Timberlands property combines luxury,

function, and incredible versatility in an unbeatable location.