



**40 Talisman Close
Red Deer, Alberta**

MLS # A2320769



\$925,000

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|------------------|--|---------------|-------------------|
| Division: | Timberstone | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,672 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Heated Garage, Triple Garage Attached | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, No Neig | | |

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|--------------------|-----------------------------------|-------------------|--------|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 369 |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Microwave, Ovens, Washer, Dryer, Window Coverings, BBQ, all window coverings, TV Mounts

Executive bungalow in Timberstone, Red Deer. 4 bedrooms, 3 bathrooms, 1,672 square feet above grade with a fully developed basement, triple heated attached garage, and a 9,090 square foot lot. Nearly a quarter acre in one of Red Deer's most coveted bare land condo communities, with a private backyard built for entertaining and maintenance-free living year-round. The main floor delivers: an open-concept kitchen with two-tone cabinetry, granite countertops, granite sink, gas stove, double oven, full tile backsplash, and a butler's pantry with secondary refrigerator and laundry access. The living room centres on a gas fireplace with floor-to-ceiling tile surround under a tray ceiling. The primary suite is a proper retreat with king-sized layout, in-floor heat, air tub, tiled walk-in shower, large vanity, and an oversized walk-in closet. A 2-piece bath and mudroom complete the main floor. The triple attached garage is built out right: dedicated furnace, mezzanine storage, epoxy-ready floor, and built-in cabinetry. The fully developed basement offers a large family room with in-floor heat, wet bar, three additional bedrooms with generous closet systems, and a 4-piece bathroom. Outside, composite decking, a built-in BBQ with granite countertop, privacy glass, custom stonework, mature privacy trees, and a Green Drop lawn. Apple tree out back, pear tree out front, professional landscaping throughout. The bare land condo fee of \$369.24 per month covers lawn care and snow removal year-round. Minutes to Timberlands, Clearview Market, schools, and the Red Deer trail system.