



**44 Tory Close**  
**Red Deer, Alberta**

**MLS # A2324947**



**\$589,900**

<b>Division:</b>	Timber Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,881 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Pie Shaped Lot		

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

**Inclusions:** Shed, Backyard Play Structure

Welcome to 44 Tory Close, a beautifully upgraded 2-storey home in the desirable community of Timber Ridge where stylish finishes inside are perfectly matched by an oversized pie shaped backyard outside. The attractive curb appeal is enhanced by permanent Gemstone exterior lighting, while the welcoming front entry features a coat closet and space for a bench. The open concept main floor showcases luxury vinyl plank flooring throughout and offers a bright kitchen with white cabinetry, gold hardware, quartz countertops, subway tile backsplash, a centre island with a gold faucet, upgraded stainless steel appliances, and a pantry. The spacious dining area overlooks the backyard through sliding glass patio doors, while the inviting living room features a stunning shiplap style feature wall with an electric fireplace. A practical boot room with built-in lockers and bench, a 2-piece bathroom, and access to the heated attached garage complete the main level. Upstairs you'll find a spacious primary bedroom suite with a walk-in closet and a private 4-piece ensuite featuring its own water closet, along with two additional bedrooms, each with walk-in closets, a second 4-piece bathroom, an upstairs family room, and convenient upper floor laundry. The unfinished basement offers endless possibilities for future development. Outside, enjoy the two-tier deck, fire pit area, included storage shed and play structure, vinyl fencing, and plenty of room for kids and pets to play thanks to the oversized pie-shaped backyard. Central air conditioning keeps the home comfortable all summer long. The quiet close offers easy access to parks, playgrounds, walking trails, schools, shopping, and everyday amenities, creating the perfect blend of privacy and convenience.

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