



**25 Garrison Place  
Red Deer, Alberta**

**MLS # A2326158**



**\$2,499,900**

<b>Division:</b>	Garden Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,205 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage, Insulated, See Remarks		
<b>Lot Size:</b>	0.47 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neig		

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

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** FRIDGE (2), STOVE, DISHWASHER, MICROWAVE, RANGE HOOD, BAR FRIDGE, WINDOW COVERINGS, A/C, GARAGE DOOR OPENER REMOTES, TV WALL MOUNTS (4), SHED, WORKBENCH IN GARAGE, FIRE PIT, UNDERGROUND SPRINKLERS, SECURITY EQUIPMENT, SONOS SPEAKER SYSTEM

EXCEPTIONAL CUSTOM BUILT ESTATE HOME ~ 4205 SQ. FT. ABOVE GRADE PLUS A FULLY FINISHED WALKOUT BASEMENT ~ 20,000+ SQ. FT. LOT WITH A PRIVATE SPORTS COURT & BACKING DIRECTLY ONTO THE WASKASOO TRAIL SYSTEM ~ HEATED DOUBLE ATTACHED GARAGE PLUS HEATED SINGLE GARAGE ~ ORIGINAL OWNER HOME WITH UNOBSTRUCTED WEST FACING CITY AND RIVER VALLEY VIEWS ~ Exceptional craftsmanship, premium finishes and pride of ownership are evident throughout this one-of-a-kind Garden Heights estate ~ Covered front entry welcomes you to the grand foyer with soaring ceilings and a striking brick archway leading to the open concept living space ~ The impressive great room features soaring two storey ceilings, a dramatic wall of west facing windows overlooking the backyard and river valley, and a modern double sided fireplace shared with the spectacular two storey sunroom surrounded by windows with patio door access to the full width deck ~ The chef's kitchen offers furniture quality custom cabinetry, Cambria countertops, premium appliances, oversized island, brick accents and French doors leading to the massive walk-in pantry ~ Dining room is surrounded by windows and offers more access to the deck, making it ideal for entertaining ~ Main floor office just off the entry ~ Spacious bedroom conveniently located next to a full bath ~ Mudroom with built-in bench, lockers and garage access ~ Open staircase leads to the upper level bonus room with wet bar overlooking the main floor below and featuring patio door access to the balcony that overlooks the backyard and offer breathtaking river valley and downtown views ~ The luxurious primary suite offers balcony access, a spa like ensuite with a freestanding soaker tub, custom tiled shower, dual vanity and an oversized walk-in

closet with built-in organizers ~ Two additional bedrooms both feature walk-in closets and share a 4 piece bath ~ Laundry is located in its own room with built-in cabinets and folding counter ~ The fully finished walkout basement offers a sprawling family room with media area, games space, wet bar with full size sink, and patio doors leading to the covered patio and backyard, plus a home gym, large bedroom with a 4 piece ensuite, 2 piece bath, and abundant storage ~ Loaded with upgrades including Sonos sound system wired throughout the home and outside, extensive custom cabinetry and designer finishes ~ The professionally landscaped backyard was designed for both relaxation and recreation with a fire pit, full size basketball/pickleball court, no neighbours behind and direct access to the Waskasoo Trail System ~ Close to schools, Clearview Ridge and Timberlands shopping with easy access to downtown and Highway 2 ~ Homes of this calibre and location are rarely offered for sale. Combining over 6,700 sq. ft. of developed living space, spectacular views and one of Red Deer's most coveted settings, this is a truly exceptional property.