



GRASSROOTS
REALTY GROUP

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10 Tagish Avenue
Red Deer, Alberta

MLS # A2329549



\$775,000

Division:	Timberlands North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,757 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Fridge (2), Stove (1), Wall Oven (2), cooktop, Dishwasher, Washer, Dryer, washer/dryer stackable, Hoodfan, MicrowaveB/I, all window coverings, Murphy bed, lower cabinets in detached garage, A/C, upper cabinets in detached garage

What if your next home could do more than simply give you a place to live? Some homes give you a beautiful place to come home to. This one gives you choices. A chance to offset your mortgage, give a college-aged child a place of their own, keep family close without sacrificing privacy, or simply own a home that's designed to adapt as life changes. That's what makes this Timberlands North property so different. Along with a beautifully designed main home, you'll find a legal carriage home above the detached garage—a feature that's still surprisingly rare in Red Deer, but one more buyers are beginning to recognize for the flexibility and long-term value it offers. Currently generating approximately \$1,650 per month in rental income, it's a fully self-contained living space complete with a full kitchen, comfortable living room, spacious bedroom, full bathroom, private laundry, and even a Murphy bed for added flexibility. Unlike many carriage homes, it also includes its own private deck, creating an outdoor living space that's just as inviting as the suite itself. Step inside the main home and you'll immediately notice how effortlessly it lives. The layout is functional, organized, and designed for real life, with vinyl plank flooring throughout and bright, welcoming spaces that feel comfortable from the moment you walk through the front door. At the heart of the home, the kitchen is built for everyday living and entertaining, complete with double wall ovens, quartz countertops, abundant workspace, and an easy connection to the dining and living areas. Upstairs, you'll find one of this home's most unique features. Rather than the traditional layout of one primary bedroom and secondary bedrooms, this home offers two spacious primary suites, each with its own walk-in closet and private ensuite—a layout that's hard to find and even harder to outgrow. The home also includes

upper level Laundry for convenience. The fully finished basement continues the home's thoughtful design with a third bedroom, full bathroom, and a stylish wet bar, creating the perfect space for overnight guests, teenagers, extended family, or entertaining on game day and movie night. Outside, the west-facing backyard is made for long summer evenings, while central air conditioning keeps the home cool and comfortable on warm Alberta afternoons. With a heated double attached garage, a heated detached double garage beneath the carriage home, and virtually no yard maintenance, you'll spend less time maintaining your property and more time enjoying it. Located directly across from the park in one of Red Deer's most walkable neighbourhoods, you'll also enjoy beautiful pathways, schools, shopping, and everyday amenities just minutes from your front door. This isn't just a beautiful new home. It's a home that gives you more flexibility, more possibilities, and a lifestyle that's built to grow with you.