



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

64 Tanner Street
Red Deer, Alberta

MLS # A2330698



\$575,000

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,946 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

Heating: In Floor Roughed-In, Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, Stove, Double Oven, Built In Microwave, Washer/Dryer, Dishwasher

Welcome to this beautifully maintained, fully air conditioned two storey family home in the highly sought after community of Timberstone. Perfectly located close to schools, parks, playgrounds, scenic walking trails, shopping, and everyday amenities, this home combines thoughtful design, exceptional outdoor living, and modern finishes for today's busy family. The bright open concept main floor is designed for both everyday living and entertaining. At the heart of the home is an impressive chef inspired kitchen featuring a massive island with seating, quartz countertops, built in double ovens, built in microwave, abundant cabinetry, and a spacious walk through pantry that conveniently connects to the mudroom and garage entrance. The expansive dining area flows effortlessly into the inviting living room, creating the perfect space for family gatherings and entertaining guests. Luxury vinyl plank flooring extends throughout the main living areas, while the welcoming front entry offers a generous closet and practical storage. An added bonus is the convenient interior switch that controls the soffit outlets for Christmas lights, making seasonal decorating quick and effortless. Upstairs, you'll find a spacious bonus room that offers incredible flexibility as a family room, children's playroom, home office, media room, or homework space. The second floor laundry room adds everyday convenience, while the primary retreat provides the perfect place to unwind with a large walk in closet and a spacious three piece ensuite. Additional well sized bedrooms provide comfortable accommodations for family or guests. The unfinished basement offers outstanding future development potential and is already plumbed for in floor heat, making it easy to create a comfortable additional living space. The current setup includes an impressive hockey training and play area, giving active families a

unique indoor recreation space while still leaving plenty of room for future development. Step outside to enjoy one of the home's standout features. The beautifully landscaped backyard offers exceptional outdoor living with a large composite deck, an expansive patio and sitting area, raised garden boxes, mature landscaping, and rear lane access. Whether you're entertaining friends, watching the kids play, gardening, or simply relaxing after a long day, this private outdoor retreat is ready to enjoy. Additional features include a double attached garage, central air conditioning, composite decking, rear lane access, modern finishes throughout, and an exceptional location in one of Red Deer's most desirable family neighborhoods. If you've been searching for a move in ready family home with a large kitchen, bonus room, second floor laundry, air conditioning, an incredible backyard, and room to grow, this Timberstone property checks every box.