



GRASSROOTS
REALTY GROUP

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2 Traynor Close Red Deer, Alberta

MLS # A2332626



\$749,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,637 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Heated Garage, Off Street, RV Access/Partial		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Corner Lot, Cul-De-Sac, Front Yard, Low Maintenance Landscaping		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Wet Bar, Wired for Sound		
Inclusions:	Garden Shed		

Welcome to this beautifully maintained 4 bedroom, 3-1/2 bath home in Timber Ridge. Just under 3200 sq. ft. plus a 24x30 heated triple car garage. Property offers central air conditioning, built in audio throughout, 9' ft. ceilings on both floors, granite counter tops, 2 zone in-floor heat in basement, wet bar, fully equipped theater set up with surround sound, security system and more. An open concept kitchen, dining and living with an abundance of dark maple cabinetry, large pantry and coffee/beverage bar complete with wine fridge. The primary bedroom includes a 5 piece ensuite with large walk in closet. A second bedroom/office, 2 piece bath and laundry room complete the main floor. A finished basement with large family room, wet bar, 2 bedrooms with walk in closets (one of the bedrooms has a private 3 piece bath) plus a main 4 piece bath. The backyard has RV access, a garden shed. School bus pickup and a full playground green space just across the street.