



GRASSROOTS
REALTY GROUP

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**139 Garrison Circle
Red Deer, Alberta**

MLS # A2334029



\$649,900

Division:	Garden Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,261 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, M		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, 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:	Ceiling Fan(s), High Ceilings, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: NA

Call Garden Heights home just steps from Red Deer's best walking trails, green spaces, and a short drive to the best amenities in Clearview and Timberlands Markets! This spotless modified bi-level shines with pride of ownership, offering vinyl tile floors throughout the living space, vaulted ceilings, and a bright open floor plan that is filled with the bright sun thanks to large South facing windows. The kitchen boasts dark hickory cabinets, upgraded stainless steel appliances, a large island with eating bar, and pantry space. The living room is a great space to relax or entertain with a cozy gas fireplace, and the dining area offers access to the 16x10' deck. A second bedroom and full 4 pce bath complete the main floor space. The primary bedroom over the garage is spacious with a private ensuite and walk in closet. The basement is fully finished with in-floor heat that radiates through the vinyl plank flooring. A huge family room area, a large 3rd bedroom and full 4 pce bath are perfect for teens or guests, and there's an office area just adjacent. The garage is fully finished and insulated, and there's electric heat ready to go, along with handy ceiling storage space. The yard is fully fenced and nicely landscaped with raised planters and rock.