



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**206 Truant Crescent
Red Deer, Alberta**

MLS # A2338817



\$615,000

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,595 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Heated Garage, Off Street, Oversized, RV Access		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Gazebo, Landscaped		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, Stove, Dishwasher, Microwave Oven, Washer, Dryer, Blinds, 2 Garage Remotes, Bar Fridge, 3 Wall Mounts for TVs, Central Vacuum & All Attachments, Baby Gates, Projector & Screen, Water Softener, Hot Tub, Gazebo, Firepit & Benches, Planter Boxes, Garage Cabinets & Hanging Shelving, Garage Workbench, Overhead Storage Racks, Big Shed, Wall Mounted Shelving,

Located on a desirable pie-shaped lot in popular Timberlands, this pristine home offers something that is increasingly hard to find—an exceptionally large yard, extensive RV parking and an impressive detached 30' x 36' heated triple garage/shop! Offering plenty of space for family, entertaining and all your toys, this property is a standout. Inside, the home is bright, clean and move-in ready, with a functional open-concept design and central air conditioning for year-round comfort. The kitchen overlooks the dining area and great room, creating an inviting space for everyday living, while main floor laundry adds convenience. Upstairs, you'll find three bedrooms, including a spacious primary suite with a walk in closet + a well-appointed ensuite featuring double vessel sinks. The fully finished lower level adds valuable living space with a dedicated media room, complete with projector and screen, a beautiful custom bar, fourth bedroom and full bathroom with an impressive steam shower. Whether you're hosting movie nights, entertaining friends or accommodating guests, this level delivers. The home offers permanent Christmas/holiday lights. The beautifully landscaped backyard is truly one of the property's highlights. Meticulously maintained and designed for enjoyment, it features a large deck, hot tub, custom firepit area, garden boxes and an abundance of room to play, relax and entertain. The oversized yard is complemented by maintenance-free fencing and gated RV parking. And then there's the garage! The impressive 30' x 36' detached heated triple garage/shop is a dream space for anyone who loves to work, tinker or simply needs room for vehicles and toys. Finished with corrugated metal interior walls, tube heating, 220 power, cabinets and a workbench, it offers an incredible combination of function and style. Timberlands is a growing family-friendly community

offering a school, library and numerous amenities, with convenient access to major routes for an easy commute in and out of the city. If you've been searching for a move in ready home with central air, an exceptional yard, RV parking and a truly outstanding detached garage, this is a rare opportunity to find it all in one package!