



GRASSROOTS
REALTY GROUP

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35 Linden Place
Rural Red Deer County, Alberta

MLS # A2347093



\$475,000

Division:	Liberty Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,848 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		
Heating:	Forced Air, Natural Gas		Water: Public
Floors:	Carpet, Vinyl Plank		Sewer: Public Sewer
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Full		LLD: 29-37-27-W4
Exterior:	Vinyl Siding		Zoning: DCD-9A
Foundation:	Poured Concrete		Utilities: Electricity Connected, Natural Gas Connected

Features: Bathroom Rough-in, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER

BRAND NEW SEMI-DETACHED TWO-STOREY BUILT BY LUXURIA HOMES ~ 3 BEDROOMS, 3 BATHROOMS & OVER 1,840 SQ. FT. ABOVE GRADE ~ SEPARATE BASEMENT ENTRY ~ The attractive exterior features stone accents, concrete steps and a covered front entry ~ Step inside to a bright foyer with a large coat closet and convenient access to the attached garage ~ Experience modern living with a sophisticated colour palette, high ceilings and elevated finishes ~ The open-concept main living area is bright and inviting with durable vinyl plank flooring ~ The living room features large south-facing windows and flows into the dining area, complete with a stylish chandelier and sliding patio door access to the south-facing deck and backyard ~ The designer-inspired kitchen features ceiling-height cabinetry, quartz countertops, polished chrome fixtures, full tile backsplash, large island with eating bar & pendant lighting, and walk-in pantry with floor-to-ceiling shelving; upgraded stainless steel appliances include a French-door refrigerator, range hood & built-in microwave ~ A convenient 2-piece bathroom completes the main floor ~ The versatile upper-level bonus room is ideal for a family room, home office or kids' retreat ~ The spacious primary suite easily accommodates a king-size bed plus multiple pieces of furniture and includes a huge walk-in closet with a window and solid built-in shelving ~ The spa-inspired ensuite features a quartz-topped dual-sink vanity and walk-in shower with tiled surround & glass door ~ Two additional generously sized bedrooms with ample closet space share a well-appointed 4-piece bathroom ~ Conveniently located laundry room features front-load washer & dryer, built-in cabinetry & sink ~ A separate side entry provides access to the basement, thoughtfully designed with plumbing roughed in for a kitchen & bathroom, plus

designated space for a living area & bedroom ~ 22'6" x 18'; attached garage is insulated, finished with drywall & has a window for natural light ~ The sunny south-facing backyard has no neighbours behind and backs onto a walking trail ~ Located in Liberty Landing, a growing master-planned community in Red Deer County, this home offers parks, green spaces, walking paths & a community playground, all minutes from shopping, dining, recreation & services. Costco, Gasoline Alley Farmers' Market, Galaxy Cinemas, Trailhead Climbing & Fitness, The Dome and numerous restaurants & retailers are close by ~ Easy access to Highway 2 makes commuting throughout Central Alberta convenient, with Red Deer Polytechnic, Red Deer Regional Airport & south Red Deer's extensive commercial amenities also within easy reach ~ Move in ready and immediate possession available!