



GRASSROOTS
REALTY GROUP

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**18 Traynor Close
Red Deer, Alberta**

MLS # A2347981



\$679,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,352 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	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, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Flat screen T.V. with wall mount in basement, garage heater, shed, gazebo.		

Nestled within the beautiful community of Timber Ridge, close to schools, shopping and all amenities ~ this charming bungalow presents an exceptional opportunity for comfortable adult living and entertaining. Boasting a generous 1352 square feet above grade and a fully finished basement, this home provides ample space for growing families or those seeking extra flexibility. Step inside to discover an open floorplan highlighted by vaulted ceilings and large rear windows filling the main floor with natural light! There is recessed LED lighting, quartz countertops, and a kitchen island, complemented by an eating bar plus a walk-in pantry for effortless meal preparation. Sleek and contemporary white cabinetry and stainless steel appliances will be sure to please the family chef, flooring throughout includes easy to maintain laminate, tile, and vinyl, creating warmth and style, while vinyl windows ensure energy efficiency. With four bedrooms—two above grade and two below—and three full bathrooms, including a four-piece ensuite featuring a soaking tub and separate shower, everyone will find their sanctuary. The front room makes a perfect main floor office with its large window! Below grade, the finished basement offers a wet bar, electric fireplace in the family room, and ample space for games, recreation, media or an exercise area! Enjoy outdoor living with a large deck, pergola, and porch, all set against the backdrop of a fully fenced and nicely landscaped yard with flower beds, cherry and apple trees and well thought out perennials, plus rubber edging for easy mowing. Parking is accommodated by a heated double attached garage providing space for two vehicles, complete with a 220 plug ready for an electric car charger. Further amenities include central vacuum/attachments, laundry room conveniently located on the main level, and access to

community features such as park, schools nearby, shopping nearby, and walking/bike paths—all contributing to a vibrant neighborhood experience.