



GRASSROOTS
REALTY GROUP

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**70 Truant Crescent
Red Deer, Alberta**

MLS # A2348256



\$699,900

Division:	Timberstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,345 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Private, Rectang		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

BEAUTIFULLY UPGRADED WALKOUT BUNGALOW WITH WEST FACING YARD! Situated in sought after Timberstone, this immaculate home is just steps from schools, shopping, and scenic walking paths around a beautiful wetland reserve. Upgrades include vaulted ceilings, vinyl plank flooring, quartz counter tops, upgraded appliances, central A/C, in-floor heat, and more. As you enter the wide open main living space you'll immediately notice the beautiful kitchen with modern two tone cabinetry, quartz countertops, upgraded stainless steel appliances including a gas stove, a convenient corner pantry, and an oversized island with eating bar, hidden storage, and undermount sink. The dining area opens to a large rear deck with a gas line for your BBQ, while the adjoining living room features a corner gas fireplace that adds warmth to the space. The spacious primary bedroom includes a walk in closet and private 4 pce ensuite with a freestanding soaker tub and private water closet. The front den space provides a dedicated home office, while the main floor laundry room offers built-in cabinetry and lockers for added storage and organization. A 2 pce powder room completes the main level. The fully finished walk-out basement features cozy in-floor heat, 9' ceilings, large windows, and a spacious family and rec room with enough space for a pool table. Two additional bedrooms, a full 4 pce bathroom, and generous storage area in the utility room complete the lower level. Outside, there's plenty of room to enjoy outdoors whether gathering with friends and family on the deck, relaxing on the lower patio, or watching the kids play in the large fully fenced and landscaped yard. The attached garage is fully finished and insulated, giving you a clean, protected space to keep your vehicle out of the snow and winter elements. This home shines with pride

of ownership and is a pleasure to show!