



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**7 Tory Close
Red Deer, Alberta**

MLS # A2349163



\$649,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,984 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: -fridge -stove -built-in dishwasher -built-in microwave -washer -dryer -ceiling fan(s) -blinds -window coverings -garage door opener -garage door control(s) -central air conditioner -central vacuum + attachments -alarm system (hardware only) -storage shed

EXCEPTIONAL CONDITION, EXTENSIVE UPGRADES & A QUIET TIMBER RIDGE LOCATION! This beautifully maintained, fully finished two-storey offers five bedrooms, thoughtfully designed family spaces and quality finishes throughout. Tucked away on a quiet close in prestigious Timber Ridge, you'll enjoy convenient access to parks, trails, shopping and schools. The attention to detail begins at the curb, with custom stonework, an exterior LED lighting system, vinyl fencing and professional landscaping. Inside, a spacious foyer welcomes you with a custom staircase accented by metal spindles. The open-concept main floor features gorgeous laminate flooring, soaring 9' ceilings and expansive windows that fill the home with natural light. A generous living room flows seamlessly into the dining area and beautifully upgraded kitchen, making this an ideal setting for everyday living and entertaining. The kitchen showcases upgraded cabinetry, stainless steel appliances—including a gas range—a large centre island with quartz countertop and an eating bar, a full tile backsplash and a convenient walk-through pantry. Custom lockers keep the mudroom organized, while a two-piece bathroom completes the main floor. Upstairs, the spacious primary suite offers a walk-in closet and a beautifully appointed ensuite with separate his/her sink areas and an impressive tile-and-glass shower. Two additional bedrooms, a laundry room and a generous bonus room provide the space and convenience a busy family needs. The fully finished basement adds a comfortable family/recreation room, two more bedrooms and a four-piece bathroom. Operational in-floor heating keeps the lower level comfortable, while a second stackable washer and dryer in the utility room adds everyday flexibility. Additional features include a high-efficiency

furnace and hot water tank, central air conditioning and central vacuum. The professionally landscaped backyard is equally impressive, with beautiful trees and shrubs, defined edging, a storage shed and a recently completed deck—an inviting space to relax or entertain. The heated attached garage features brand-new epoxy flooring and convenient vacuum access for cleaning your vehicles. Meticulously cared for and presented in outstanding condition, this extensively upgraded Timber Ridge home offers comfort, quality and a location you’ll love.