

**22 Travis Close
Red Deer, Alberta**

MLS # A2248323



\$639,900

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,138 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

HUGE 140' LOT WITH ROOM FOR DETACHED GARAGE OR RV PARKING | QUIET CUL-DE-SAC LOCATION - Situated in sought after Timber Ridge, this beautifully maintained 2 storey home is just steps away from schools, parks, playgrounds, beautiful walking trails, and just a few minutes from numerous amenities in Clearview and Timberlands markets. Offering a huge 140' deep lot with space for your RV or to build a second garage/workshop, a fully finished basement, heated garage, fully fenced and landscaped yard, 9’ ceilings, gas stove, central A/C, roughed in in-floor heat, and more! The main floor features an open layout, 9’ ceilings, and an abundance of natural light from West facing windows. The kitchen is beautifully finished with raised maple cabinetry, quartz countertops, a large island with eating bar, upgraded stainless steel appliances including a gas stove, and a convenient walk-through pantry. The dining area offers garden doors to the backyard, while the adjoining living room provides a welcoming space that’s ideal for everyday living and entertaining. Upstairs, the primary suite includes a spacious walk through closet leading to a private 4 piece ensuite with soaker tub, shower, and water closet. Two additional bedrooms, a full 4-piece bathroom, convenient laundry room, and a large bonus room perfect for family movie nights or a kids’ play space complete the upper level. The fully finished basement features a large rec room, two more bedrooms, and another 4 piece bathroom. In-floor heat is roughed in for future use, giving you the option for cozy comfort during the colder months. Summer evenings can be enjoyed on the huge exposed aggregate patio with space for both living and dining outdoors. The front driveway has also been widened to accommodate additional off street parking space! Alberta New

Home Warranty is still in place until July of 2027. This home is a pleasure to show!