

2 Garrison Place
Red Deer, Alberta

MLS # A2182515

\$529,900

Division:	Garden Heights		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,835 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Heated Garage, Insulated, RV Access/F		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Level		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Garbage Collection

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Smart Home, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: Fridge, Stove, Built-In Dishwasher, Microwave/Hood Fan Built-In, Washer, Dryer, Window Coverings, Central Vacuum with Attachments, Garage Door Opener with Remote.

Immaculate Home Loaded with Custom Features ~ Great Room with Soaring 18' Ceilings ~ 80 inch TV Nook ~ Loads of Windows. Conveniently Located Main Floor Office that is Perfect for the Home Based Executive. Huge Master Bedroom with an Oversized Ensuite, and Walk In Closet with Custom Shelving from Canadian Closet. Every Bedroom Features a Walk In Closet with this Custom High End Shelving. The garage is a true Man Cave. Fully Insulated, Heated, with a floor drain, and has a sink with hot/cold water. Other notable upgrades include an extra thick overhead door, 13' ceilings, plenty of extra 20 Amp plug ins, connections for cable and internet, a side mount overhead door opener, and roughed-in under slab heat. For added convenience, there is a Main Floor Bathroom and Laundry Room located right at the garage entrance. Need Space for your RV? You have it here plus a 30 Amp Plug In. More notable features include; CAT5/Smart Home Wiring, Central Air Conditioning, Central Vac, 2 covered decks, Poured Aggregate Driveway and Sidewalks that are extra wide, and a zero maintenance fence. Add More Value by developing the Wide Open Basement awaiting your personal touch. Amazing Location and Move In Ready.