

**57 Garrison Circle  
Red Deer, Alberta**

**MLS # A2161208**



## \$789,900

<b>Division:</b>	Garden Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,228 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Recessed Lighting		

**Inclusions:** Small shed, insulated dog house, white floating shelves attached to wall in bonus room, Built in cabinetry in garage, tire racks in garage

Fully finished walkout 2 storey home on a premium lot in Garden Heights. Nestled among the trails, with stunning forest views. This property offers the peace & space your family needs. Open concept main floor plan, convenient for families with children or those who love to entertain. The kitchen features a large island with an eating bar, granite countertops, stainless steel appliances including a gas stove and range hood. Walkthrough pantry which allows for tons of extra storage. The living room features a gas fireplace, windows that overlook the forest and backyard. Off the dining area is a garden door out to a covered deck with a gas heater and gas line for BBQ. Also on the main floor - a mud room off the garage with a walk-in doggy shower! Upstairs, you'll find an incredible bonus room with access to the upper floor deck. There's also 3 bedrooms, 2 full bathrooms, and a laundry room equipped with storage cabinets. The primary bedroom is spacious and features a large 5pc. Bathroom that has heated floors, double sink vanity with a storage tower, custom tiled shower w/ a bench, soaker tub and a water closet. The lower level has 9ft. ceilings and was recently developed(new in 2021)with walkout to grade, roughed in for a wet bar, installed noise reduction/sound barrier in basement ceiling and in-floor heating hooked up. All windows are above grade on lower level, allowing tons of natural light. Custom blinds installed throughout. Lower level features a 4pc. Bathroom, bedroom, family area and a few nooks that could easily be used for office or extra storage. Tastefully landscaped yard with exposed aggregate patio and driveway. Hot tub panel & wiring. Oversized garage with floor drains, an extra central vacuum canister, overhead heater, water and shelving. Other features include: sonos sound system/built-in speakers for living room, bonus room, master bedroom,

master bathroom. Also, hidden eavestroughs, central vacuum for the house, hot and cold taps on exterior & wired for surround sound in basement. Central AC new in 2021. Truly an incredible home loaded with value in one of Red Deer's most sought after neighborhoods.