



**DJ Golden**  
**REAL ESTATE**

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**25 Garrison Circle**  
**Red Deer, Alberta**

**MLS # A2231710**



**\$850,000**

<b>Division:</b>	Garden Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,454 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Wet Bar		

**Inclusions:** fridge sxs, fridge in laundry room, gas countertop stove, bi oven, microwave bi, dishwasher, washer & dryer with pedestals, basement fridge, dishwasher basement, blinds, central bac & attachments, desk in office, entertainment unit in bonus room, Tv in bonus room. Security system hardware only.garden shed, 2 garage door openers, all windscreens.

**\*\*Stop the car! This home is an absolute showstopper and unmatched at this price point!\*\*** Welcome to this magnificent 2-storey home in sought-after Garden Heights, offering 5 spacious bedrooms, 4 bathrooms, and a fully finished walkout basement—backing onto serene green space with direct access to walking trails that take you down to Red Deer River. Step inside and be greeted by high-end finishes, thoughtful design, and an exceptional floor plan. The heart of the home is the chef's kitchen, featuring quartz countertops, a stylish tile backsplash, Side x side Fridge, built in oven and a sprawling center island, floor-to-ceiling cabinetry, a walk-through pantry connecting to the mudroom and oversized heated garage. The open dining area overlooks the peaceful green space and opens onto your first covered deck, complete with roll-down screens for privacy and shade. The inviting living room is flooded with natural light from a wall of windows, open beam ceiling and centers around a stunning gas fireplace. Upstairs, the primary suite is a true retreat, boasting a luxurious 5-piece ensuite with a steam shower, soaker tub, and walk-in closet. Step out onto your private balcony for morning coffee with a view! Two additional bedrooms share a Jack & Jill bathroom, while a bonus room with exposed beams and a built-in entertainment center provides the perfect space for family gatherings. A third west facing covered balcony completes the upper level. The walkout basement is ideal for guests or teenagers, featuring two more large bedrooms, a wet bar with dishwasher and built-in fridge, and access to a covered patio area surrounded by beautifully landscaped grounds. Additional highlights include a water conditioning system, in-floor circulating heat on all levels, and a 27x25 insulated and heated garage, Truly lovely yard with Cedar shed. Enjoy the rare combination of

luxury, comfort, and a spectacular view&mdash;this is the perfect home for those seeking quality, space, and tranquility. ,