



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

**780-897-4003**  
dj@djgolden.com

**22 Travis Close**  
**Red Deer, Alberta**

**MLS # A2248323**



**\$650,000**

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

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

Situated in a quiet cul-de-sac in sought after Timber Ridge, this best selling 2 storey floor plan is totally turn key and move in ready! Offering a fully finished basement, fenced and landscaped yard, 9&rsquo; ceilings, central A/C and more, this 5 bedroom 4 bathroom home provides over 2900 square feet of developed space for your family to enjoy. The main features an open concept floorplan, 9&rsquo; 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&rsquo;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&rsquo; 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. Outside, enjoy a huge fully fenced and landscaped West facing backyard with alley access and a huge exposed aggregate patio, ideal for summer BBQs and family gatherings. Additional features include central A/C, a heated 22x22 attached garage, and a widened driveway that allows for 3 vehicle parking. Timber Ridge offers walking paths, playgrounds, parks, a future school, and convenient shopping at both Timber Ridge and Clearview Ridge markets and is an amazing

place to raise a family. This home must be seen to be fully appreciated!