

**42 Travis Close
Red Deer, Alberta**

MLS # A2242907



\$750,000

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,534 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Pie Shaped Lot,		

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

HUGE 11,400+ SQ FT PIE LOT | RV PARKING | CENTRAL A/C | ROOM TO BUILD A SHOP - Located in a quiet cul-de-sac in desirable Timber Ridge, this spacious two storey home offers plenty of space for a growing family. Step inside to a bright and open main floor with 9' ceilings and vinyl plank flooring that runs throughout, and awesome features such as a main floor den, large mud room with built in lockers, and a huge walkthrough pantry. The kitchen features white cabinetry, quartz countertops, a large island with eating bar, and stainless steel appliances, while the spacious and bright living room features large windows overlooking the backyard, and the dining space leads out to a both a covered and uncovered deck where you can relax in the shade and watch TV, or enjoy a dinner with family in the evening sun. A nicely sized office space is located just off of the kitchen, and a 2-piece powder room completes the main level. Upstairs, the large bonus room is an ideal family hangout, perfect for cozy movie nights or a bright, open play space for the kids. Two nicely sized kids' bedrooms include one with a large walk-in closet, and both share the 4 piece main bath. The massive primary suite boasts a spacious walk-in closet and a spa-inspired 5-piece ensuite with his and hers vanities, a 'soaker tub, and a custom tile shower. The unfinished basement offers roughed in in-floor heat and provides endless potential to create the perfect space for your family whether that's extra bedrooms, a rec room, or a home gym. This home also includes a 25'x26' attached garage with a floor drain, along with extra RV parking options on both the front side and the rear of the property. The fenced yard is nicely landscaped and provides a dedicated RV parking space with alley access at the rear, and there's tons of space to build a

huge detached shop in the back if desired. All of this is set in one of Red Deer's most desirable family neighbourhoods, just steps from schools, parks, walking trails, and all the shopping amenities of both Clearview and Timberland markets.