

**98 Timberstone Way
Red Deer, Alberta**

MLS # A2247926



\$655,000

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|------------------|--|---------------|-------------------|
| Division: | Timberstone | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,410 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Front Drive | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, Level, Standard Shaped Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to this beautiful 2-storey home offering over 2,400 sq. ft. of thoughtfully designed living space, perfectly suited for family life. Step into a spacious tiled entryway which offers a built-in bench and leads into a bright, open-concept main floor with 9-ft ceilings. The kitchen boasts maple cabinetry, granite counter tops, island with eating bar, stainless steel appliances (including a new dishwasher in August 2025), and an impressive walk-through pantry. Engineered hardwood, installed just 2 years ago, flows through the kitchen and dining area into a sun-filled living room with large windows and an elegant gas fireplace. From the dining room, step onto your west-facing deck to enjoy evening sun. The yard is fully fenced and comes with a shed, and partial green space views. A stylish main floor office with barn doors and a convenient half bath off the double attached garage completes this level. Upstairs, you'll find a huge bonus room with vaulted ceilings, which is perfect for movie nights or a kids' hangout. There are two good sized bedrooms which share a Jack & Jill bath with a separate toilet/shower room. The spacious primary suite features a walk in closet and a 5-piece ensuite with dual sinks, soaker tub, and walk-in shower with bench. The laundry room is conveniently located on this floor, with front-load machines on pedestals, shelving, and space for an iron table or drying rack. The large open basement awaits your personal touch. Located close to parks, schools, and amenities, this home is move-in ready and designed for modern family living.