

26 Tagish Avenue  
Red Deer, Alberta

MLS # A2208829



\$980,000

<b>Heating:</b>	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings		

**Inclusions:** MAIN HOUSE: Fridge, Gas Stove, BI Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener, 1 Control. CARRAIGE HOUSE: Fridge, Stove, BI Dishwasher, BI Microwave Hood Fan, Stacking Washer/Dryer, Window Coverings, 2 Garage Door Openers, 2 Controls.

Here's a Unique Opportunity to own one of the very few Carriage Houses in Red Deer! A stunning main home with a second legal residence in the rear—complete with its own 22' x 28' fully finished and heated garage, and a beautiful 640 sq ft legal suite above, currently rented to an excellent tenant for \$1,750/month plus a portion of the utilities. The main home was built to the highest standards and still shows like new! A spacious foyer leads into a gorgeous kitchen with granite countertops, stainless steel appliances, natural gas stove, and a commercial-grade hood fan. Enjoy 10' ceilings on the main floor, soaring 20' ceilings in the living room, a convenient pocket office, central air conditioning, hardwood floors, and a 22' x 23' attached heated garage with floor drain. Natural gas is plumbed to the rear deck for direct BBQ hookup—perfect for entertaining! Upstairs features a generous primary suite with a stunning ensuite and walk-in closet, upstairs laundry, two additional bedrooms, and a beautiful 4-piece bathroom. The basement is fully finished with 10' ceilings, another bedroom, and a massive family room. The carriage home sits above a fully finished and heated 22.5' x 28.5' double garage with in-floor heat. The suite itself features 6 appliances, luxury vinyl plank flooring, in-floor heating, and everything needed for comfortable independent living. This is a rare chance to own two homes under one title—with a built-in mortgage helper that can bring your monthly payments down below \$3,000/month! Vendor Financing is Available to Qualified Buyers.