

### 1 Toal Close Red Deer, Alberta

MLS # A2212169



## \$724,500

<b>Division:</b>	Timber Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,658 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Dog Run Fenced In, Landscaped, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** fridge, gas stove, dishwasher, microwave, range hood, washer & dryer, kinneko water softener, AC unit, all blinds and window coverings, garage controller and 2 garage remotes, she extenral holiday lights.

Welcome to 1 Toal Close, found in the desirable subdivision of Timber Ridge in Red Deer. This custom built, modified bi-level has so much attention to detail and quality finishing. Close to walking trails with playground across the street. The front of the house over looks the park and the back of the house over looks farmland, both with unobstructed views. Walk into the large grand entrance and enjoy the beautiful front door with glass transoms, then the spacious entrance that leads onto a wide staircase with lighting that takes you into large living area which is completed with a gas fireplace and high ceilings. The living room is open to the dining and kitchen, which makes this a great space to entertain your friends and spend time with the family. The kitchen offers plenty of beautiful custom cabinets (with sensor under cabinet lighting) are raised to the ceiling and finished off with granite counter tops. There is a custom barn door over the large pantry area and an upgraded black stainless steel appliance package. The main and upper floors are finished off in beautiful, engineered hardwood and tile. Off the dining area, walk out onto the large deck with gas for BBQ and enjoy your backyard that has a vinyl fence with four gates, dog run, RV gate from the back lane and a gas line roughed in underground for a future gas to the firepit. Under the deck it is finished off with a with concrete floor and power. This great floor plan offers a primary suite that is a private and a luxurious space with an office/nursey off the bedroom, the large closet is completed with California Closet built-ins and the ensuite is 'spa like' complete with a massive freestanding soaker tub, tile and glass shower, plenty of counter space and large vanity with dual sinks. The basement is fully finished with a separate entry. The walkout basement offers a gas fireplace and a beautiful vinyl plank flooring throughout. It offers a large

living area, two good-sized bedrooms, a full bathroom and plenty of storage. It would be a wonderful place for the teenagers to spend time with their friends. Enjoy the garage that is a good size and is fully finished, heated, hot and cold-water taps, 220 power, a floor sump and an electrical vehicle charger. The exterior of the home has been done is a hardi plank exterior, maintenance free decking, with poured concrete walkways. Some other upgrades to the home include; Central AC, upgraded lighting, two gas fireplaces, external holiday lighting package around the exterior roofline, executive closet system, custom upgraded blind package and two custom made barn doors, extra wide concrete pad at the front entry, concrete pad with electrical for future hot tub, keyless entry at front entrance and garage man door, security system with doorbell and front and rear cameras, remote control roller shad for front entry, stair lighting on all levels, large triple pane windows.