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58 Garrison Circle  
Red Deer, Alberta

MLS # A2172347



**\$650,000**

<b>Division:</b>	Garden Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,524 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Treed		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** FRIDGE(2), STOVE(2), DISHWASHER(2), WASHER(2), DRYER(2), WINDOW COVERINGS, GARAGE DOOR OPENER, & CONTROL, SHED (2), A/C, REVERSE OSMOSIS

CUSTOM BUILT ~ FULLY DEVELOPED 5 BEDROOM, 3 BATH MODIFIED BI-LEVEL ~ OVER 1500 SQ. FT. ABOVE GRADE PLUS A LEGALLY SUITED BASEMENT ~ LOADED WITH UPGRADES ~ Pride of ownership is evident in this well cared for home ~ The front yard is a standout feature, beautifully landscaped with mature trees, lush shrubs, and vibrant perennials, with exposed aggregate walkways that lead the way to a striking exterior, creating exceptional curb appeal ~ Step into the welcoming foyer, featuring a built-in bench, spacious coat closet, and soaring ceilings that open to the upper level ~ Open concept main floor layout is complemented by high ceilings that create a bright and spacious atmosphere, perfect for seamless living and entertaining ~ The living room features views of the treed reserve, while a cozy corner fireplace serves as the focal point, adding warmth and charm to the space ~ Effortlessly host large family gatherings in the spacious dining room, featuring garden door access to a covered south facing deck with tranquil views of the treed reserve ~ The kitchen offers a functional layout with plenty of cabinets, ample counter space including an island with an eating bar, stainless steel appliances and a walk in pantry ~ Two main floor bedrooms are generously sized and thoughtfully separated by a 4-piece bathroom and the conveniently located main floor laundry, complete with built-in cabinets for added storage ~ The open staircase overlooks the main floor and leads to the primary bedroom, tucked away on its own private level for added tranquility and privacy ~ The primary bedroom easily accommodates a king-sized bed and large furniture pieces, featuring a walk-in closet with built-in organizers and a window for natural light, and a spacious 4 piece ensuite that includes a linen closet for added convenience ~ The fully finished

basement boasts high ceilings and large above grade windows, offering a bright and inviting atmosphere ~ This LEGALLY SUITED space features an open concept living area with a stunning kitchen that includes an abundance of cabinets, ample counter space including an eating bar, walk-in pantry and conveniently located laundry ~ With two bedrooms, a 4-piece bathroom, and ample additional storage, this suite is perfect for guests or rental income ~ The backyard is beautifully landscaped with more mature trees, lush shrubs, and vibrant perennials, plus a lower deck, plenty of yard space and an oversized parking pad ~ Upper deck has enclosed storage below plus a second garden shed offers endless storage ~ HEATED double attached garage is insulated, finished with painted drywall, epoxy floors and has a man door to to the front yard ~ Other great features include; Original owner, central air conditioning, reverse osmosis, central vacuum ~ Enjoy an excellent location in the sought after Garden Heights neighbourhood, just steps away from scenic walking trails, fantastic shopping, numerous schools, parks, playgrounds, Canyon Ski Hill, and the Riverbend Rec area.