

25 Garrison Circle
Red Deer, Alberta

MLS # A2231710



\$850,000

Division:	Garden Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,454 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Wet Bar		

Inclusions: fridge sxs, fridge in laundry room, gas countertop stove, bi oven, microwave bi, dishwasher, washer & dryer with pedestals, basement fridge, dishwasher basement, blinds, central bac & attachments, desk in office, entertainment unit in bonus room, Tv in bonus room. Security system hardware only.garden shed, 2 garage door openers, all windscreens.

****Stop the car! This home is an absolute showstopper and unmatched at this price point!**** Welcome to this magnificent 2-storey home in sought-after Garden Heights, offering 5 spacious bedrooms, 4 bathrooms, and a fully finished walkout basement—backing onto serene green space with direct access to walking trails that take you down to Red Deer River. Step inside and be greeted by high-end finishes, thoughtful design, and an exceptional floor plan. The heart of the home is the chef's kitchen, featuring quartz countertops, a stylish tile backsplash, Side x side Fridge, built in oven and a sprawling center island, floor-to-ceiling cabinetry, a walk-through pantry connecting to the mudroom and oversized heated garage. The open dining area overlooks the peaceful green space and opens onto your first covered deck, complete with roll-down screens for privacy and shade. The inviting living room is flooded with natural light from a wall of windows, open beam ceiling and centers around a stunning gas fireplace. Upstairs, the primary suite is a true retreat, boasting a luxurious 5-piece ensuite with a steam shower, soaker tub, and walk-in closet. Step out onto your private balcony for morning coffee with a view! Two additional bedrooms share a Jack & Jill bathroom, while a bonus room with exposed beams and a built-in entertainment center provides the perfect space for family gatherings. A third west facing covered balcony completes the upper level. The walkout basement is ideal for guests or teenagers, featuring two more large bedrooms, a wet bar with dishwasher and built-in fridge, and access to a covered patio area surrounded by beautifully landscaped grounds. Additional highlights include a water conditioning system, in-floor circulating heat on all levels, and a 27x25 insulated and heated garage, Truly lovely yard with Cedar shed. Enjoy the rare combination of

luxury, comfort, and a spectacular view—this is the perfect home for those seeking quality, space, and tranquility. ,