

35 Traynor Close
Red Deer, Alberta

MLS # A2190219



\$838,000

Division:	Timber Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,536 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, Pie Shaped Lot		

Heating:	Central, High Efficiency, In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Wired for Sound		

Inclusions: Induction Range w/WiFi Stainless Steel Exhaust hood vented outside Bosch Dishwasher (very quiet) Upgraded 75 Gal Hot water tank 6x10 Electric Heated Shed Main Floor Blinds w/remote (automated) Master bedroom blinds w/remote (automated) Master bedroom Ensuite Blind w/remote (automated) Bonus room Blind (automated) Exterior lights are automated Wifi Connected Garage doors

Experience luxury living in this stunning upscale home, designed for both elegance and functionality. Inside, you'll find quartz countertops throughout, complemented by high-end finishes and thoughtful details like dimmers on lights, triple-pane windows, and a built-in 4-zone Polk Audio speaker system, with six ceiling speakers in the living room for an immersive experience. This 2 storey home has 4 bedrooms and 4 bathrooms. 3 bedrooms up and 1 in the basement. The living room on the main floor is as open as it gets, perfect for entertaining large groups. The ensuite has both a deep soaker tub and a glass shower. The walk-in closet is a true walk-in closet with massive space. The second floor also includes a second family room. Additional modern conveniences include a wired video doorbell, electronic thermostats, automated blinds on the main floor and most on the second floor. The fully developed basement features a modern second kitchen and an additional walk up entrance. Boasting 9-foot ceilings, underfloor heating, and sleek vinyl flooring throughout, it presents an ideal space for when you need it. Basement has an induction countertop and roughed in dishwasher. The home also has an upgraded 75-gallon hot water tank, and automated exterior lighting. Pre-plumbed water softener, pre-plumbed laundry in basement. Attached to the home is a heated triple-car garage, this space is a dream for car enthusiasts and hobbyists alike, featuring hot and cold taps, a removable dog wash station, three floor drains, epoxy flooring, underfloor heat, enclosed storage under the stairs, two exhaust fans, and a 30ft central vacuum hose. Step outside to your 30ft x 12ft deck, complete with natural gas hookups for both a BBQ and a fire table, perfect for entertaining. A 65-foot concrete RV pad provides ample parking for your toys, while the 6x10 electric-heated

shed offers additional storage. This meticulously designed home blends comfort, technology, and practicality in an unbeatable location.