

45 Thorkman Avenue  
Red Deer, Alberta

MLS # A2272669



**\$599,800**

<b>Division:</b>	Timberlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,590 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Smart Home, Vinyl Windows		

**Inclusions:** Stove, Fridge, Dishwasher, Microwave Hood Fan, Garage Door Opener

Modern Elegance Meets Everyday Comfort – 1600 Sq. Ft. Two-Storey Gem Discover this beautifully crafted 1600 sq. ft. two-storey home, thoughtfully designed for modern living with a stylish exterior and oversized double garage—perfect for extra storage or a hobby space. Upstairs, unwind in the spacious primary bedroom complete with a luxurious ensuite bath and walk-in closet. Two additional bedrooms, a full bathroom, and a versatile bonus room provide ideal space for growing families, guests, or a home office. The convenient upstairs laundry makes chores a breeze. The main floor offers a welcoming open-concept layout, starting with a generous front entry and flowing into the heart of the home. The gourmet kitchen boasts a large quartz-topped island, full-height cabinetry, and a walk-through pantry with direct garage access—perfect for unloading groceries with ease. Enjoy premium finishes throughout, including quartz countertops, luxury vinyl plank flooring, and plush, stain-resistant carpeting with thick underlay for comfort and durability. Open concept basement is equipped with 9' ceilings for future development. This home is equipped with Performance Designed features for comfort, efficiency, and smart living: Lutron Caseta Smart Home Automation (easy to use and expandable), Triple-pane windows for enhanced energy efficiency, High-efficiency hot water heater, Lennox furnace with programmable air exchange system. Located in a highly desirable area near a wealth of recreational amenities, including Canyon Ski Resort, two premier golf courses, pickleball courts, walking trails, and more. You're also just minutes from shopping, dining, and essential services. Built by Mason Martin Homes, where exceptional craftsmanship meets long-term value; this home is not just a place to live, but a smart

investment in your future.