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45 Thorkman Avenue  
Red Deer, Alberta

MLS # A2221734



**\$608,800**

Division:	Timberlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,590 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Quartz Counters, See Remarks, Smart Home, Walk-In Closet(s)		

Inclusions: Call seller directly

Click brochure link for more details. Modern Elegance Meets Everyday Comfort &ndash; 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&mdash;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&mdash;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&rsquo; ceilings for future development. This home is equipped with Performance Designed features for comfort, efficiency, and smart living: &bull; Lutron Caseta Smart Home Automation (easy to use and expandable) &bull; Triple-pane windows for enhanced energy efficiency &bull; High-efficiency hot water heater &bull; 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&rsquo;re also just minutes from shopping, dining, and essential services. Built by Mason Martin Homes, where exceptional craftsmanship meets

long-term value&mdash;this home is not just a place to live, but a smart investment in your future.