



**26 Regal Court  
Sylvan Lake, Alberta**

**MLS # A2316195**



**\$649,900**

<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,940 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Heated Garage, Insulated, Oversized, Parking Pad, Triple Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

EXCEPTIONAL 1940SQFT, 4BED/4BATH TWO-STOREY HOME WITH FULLY FINISHED WALK-OUT BASEMENT AND TRIPLE CAR HEATED GARAGE.....ALL IN A VERY DESIRABLE CLOSE IN RYDER'S RIDGE! Step inside through the tiled entrance into impressive 9-foot ceilings on the main floor with loads of natural light. The thoughtfully upgraded kitchen is a true standout, featuring rich maple cabinetry, a beautiful tiled backsplash, high-end fixtures, stainless steel appliances and sink, under-cabinet lighting, a corner pantry, and a huge eat up island with beautiful quartz countertops. The main floor is designed for effortless entertaining and everyday living, with quality hardwood floors, stain-resistant carpet, a cozy tile-surround gas fireplace with mantle in the living room, main floor laundry, and a bright eating area overlooking the rear deck and backyard. Upstairs, you'll find three generous bedrooms and a perfect bonus room, including a luxurious master bedroom complete with a large walk-in closet and a spa-like ensuite featuring his & her sinks, extra cabinets and a custom glass-and-tile shower — the perfect retreat after a long day. The walk-out basement offers a massive great/rec room, bar, additional large bedroom, full bathroom, and tons of storage. In floor heat throughout and a walkout to a nice patio. The triple car garage is finished and fully heated for all your toys and storage needs. Additional parking on the oversized front exposed concrete driveway easily fits your boat, quads, or trailer. The yard is fully landscaped and has maintenance free vinyl fencing at the rear. Located in the desirable Ryders Ridge community, in a perfect close, this home is conveniently close to schools, shopping, walking trails, and offers quick access to Hwy 20. This is an outstanding opportunity!