



**1 Rosewood Rise
Sylvan Lake, Alberta**

MLS # A2321349



\$849,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,532 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Quartz Counters		

Inclusions: Fridge, Gas Range, Dishwasher, Microwave Built in, Range Hood, Mini Fridge, Central AC Unit. Garage Door Opener and Controllers, Hot Tub as is (not working)

Originally built as a Sylvan Lake Stars lottery home, 1 Rosewood Rise brings a level of finish that doesn't show up in your average 2,528 sqft 2-storey. Set on a 7,300 sqft corner lot in established Ryders Ridge, this four-bedroom, three-and-a-half-bath home was designed to entertain and built to last. Step into a tiled entry with bench seating and a convenient powder room — plus direct access to the heated double attached garage. The kitchen is the heart of the home: two-tone cabinetry, panel-front built-in fridge and freezer, gas range with statement vent hood, full quartz counters, oversized island with eating bar, and a butler's pantry that keeps everything organized. The dining room handles a large table with ease, with patio doors opening to the back deck. The living room is anchored by a gas fireplace, and the grand split staircase leads up to a generous bonus room with built-in cabinetry. The primary suite is the retreat you'll look forward to every night — walk-in closet plus a spa-style ensuite with white marble tile, glass walk-in shower, freestanding soaker tub, dual vanities and a makeup table. Two more bedrooms and a full bath complete the upper level. The fully finished basement is built to the same standard: heated hardwood and tile floors, wet bar with quartz counters, oversized rec room, fourth bedroom, three-piece bath, and dedicated storage. Outside, the fully fenced corner lot includes mature trees, raised garden beds, paving stones, a deck overlooking the yard, hot tub (sold as-is), and a dedicated firepit area. Heated double attached garage, central A/C, gas range, gas fireplace, water softener, wired for smart home tech. Walk to schools, parks, shopping. Minutes to the lake.