



GRASSROOTS
REALTY GROUP

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**4292 Ryders Ridge Boulevard
Sylvan Lake, Alberta**

MLS # A2325687



\$548,000

Division:	Vista		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,529 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to this beautifully designed 3 bedroom, 2 bathroom MODIFIED BI-LEVEL that perfectly blends style, comfort and FUNCTIONALTY. From the moment you step inside, you'll be impressed by the BRIGHT, OPEN CONCEPT FLOOR-PLAN, enhanced by an abundance of large windows that flood the home with natural light. The stunning kitchen is sure to impress, featuring a corner pantry, elegant QUARTZ COUNTERTOPS, newer STAINLESS-STEEL APPLIANCES and plenty of space for cooking, entertaining and gathering with family and friends. Rich HARDWOOD FLOORING adds warmth and timeless appeal throughout the main living areas. The private primary suite is thoughtfully located above the spacious 24'x24' attached garage, creating a true retreat. Complete with a walk-in closet and a LUXURIOUS 5-piece ensuite. It's the perfect place to relax at the end of the day. TWO Additional bedrooms, a full 4-piece bathroom and convenient main floor laundry complete the main level. THE UNFINISHED BASEMENT OFFERS INCREDIBLE POTENTIAL FOR FUTURE DEVELOPMENT WITH ROUGH-INS ALREADY IN PLACE FOR INFLOOR HEAT, AND FUTURE BATHROOM- ALLOWING YOU TO CREATE THE SPACE YOU'VE ALWAYS ENVISIONED! OUTSIDE YOU'LL LOVE THE FULLY FENCED (vinyl) BACK YARD, IDEAL FOR THE KIDS, PETS OR SUMMER BARBEQUES. Situated in a family friendly neighborhood close to scenic walking trails and playgrounds. With QUICK POSSESSION AVAILABLE, you can move in and start enjoying everything this exceptional home has to offer. Don't miss this opportunity to make it yours!