



GRASSROOTS
REALTY GROUP

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34 Rosewood Rise
Sylvan Lake, Alberta

MLS # A2340599



\$669,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,354 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, Paved		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Central Air Conditioner, Water Softener

Bungalow buyers usually trade bedrooms for the single level. Not here. 34 Rosewood Rise is a 5-bedroom, 3-bathroom walkout bungalow in Ryders Ridge, Sylvan Lake, with 1,354 square feet on the main and roughly 2,550 square feet developed. Set near the end of a quiet close. Twelve foot ceilings and an open kitchen, dining and living space mean the main floor never feels like a compromise. Custom cabinets, built-in appliances, induction cooktop and reverse osmosis water at the sink. A two sided gas fireplace anchors the room. A dedicated office keeps work out of the bedroom. The primary suite has a walk-in closet and a five piece ensuite with glass shower and separate soaker tub, so the end of the day actually feels like it. A second bedroom and full bathroom complete the level. The mechanical list is where this one separates. Heated double attached garage. Central air conditioning. Multizone in-floor heat running off its own newer boiler, so the lower level is warm underfoot in February. Built-in humidifier and central vac. Downstairs the family spreads out. Nine foot ceilings in a full walkout, three more bedrooms, another full bathroom, laundry, storage, and a rec room with room for the couch, the games and the movie nights. The Sun Space three season sunroom off the walkout is the room everyone remembers. Windows on every side, electrical roughed in for a hot tub, and the bugs stay outside. Fenced and landscaped, with in-ground sprinklers front and back, a Duradek patio below and an upper deck above. Back lane access with room for a parking pad or a future garage. Ryders Ridge, Sylvan Lake, Alberta. Close to Hewlett Park Landing, the NexSource Centre and Sylvan Lake shopping.