



GRASSROOTS
REALTY GROUP

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19 Regatta Way
Sylvan Lake, Alberta

MLS # A2344824



\$420,000

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,039 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private		

Heating:	In Floor, Forced Air
Floors:	Hardwood, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, No Smoking Home, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R5
Utilities:	-

Inclusions: N/A

BRIGHT, BEAUTIFUL & THOUGHTFULLY DESIGNED! This inviting bi-level in desirable Ryders Ridge offers the perfect blend of natural light, functional space and comfortable living, with 9 FT CEILINGS, a FULLY FINISHED BASEMENT WITH IN-FLOOR HEAT, SOUTH-FACING BACKYARD and plenty of room to build a garage! Step inside to a spacious front entry and a welcoming main floor filled with natural light. The OPEN-CONCEPT layout feels bright and airy, with gorgeous hardwood flooring adding warmth to the living room and oversized windows bringing the sunshine in. The 9 ft ceilings further enhance the sense of space, creating a comfortable setting for everyday living and relaxing. The well-designed kitchen is tucked toward the back of the home and features beautiful dark-stained HICKORY CABINETRY, plenty of counter space and a good-sized pantry. A garden door off the dining area leads directly to the 10' x 12' deck, making summer BBQs, morning coffee and backyard entertaining wonderfully easy. The SOUTH-FACING BACKYARD is one of this home's highlights. Beautifully landscaped and thoughtfully designed by the current owner, it's a private outdoor space where you can truly enjoy the sunshine and summer months. There's also PARKING FOR TWO, room to add a GARAGE, and a PAVED BACK ALLEY for added convenience. The main floor is completed by a peaceful primary bedroom tucked at the rear of the home, offering added privacy, along with a 4-piece bathroom and a second bedroom. Downstairs, the FULLY FINISHED BASEMENT adds even more living space, complete with TOASTY IN-FLOOR HEAT, large windows and a spacious family room. There's plenty of room to create a comfortable media, play or gathering space, along with two storage closets and a generous storage area near the stairs. A third bedroom

and another 4-piece bathroom complete this level. Located on a great street in the heart of Ryders Ridge, you're close to SCHOOLS, PARKS, SHOPPING and everyday amenities. Bright, welcoming and exceptionally functional, this is the kind of home that offers space to settle in and enjoy. Come see it for yourself before it's gone!