



GRASSROOTS
REALTY GROUP

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20 Radcliff Way
Sylvan Lake, Alberta

MLS # A2347656



\$449,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,152 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Shingle Siding, Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bathroom Rough-in, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Vinyl Windows		

Inclusions: Air conditioner

Welcome to this beautifully maintained bi-level 4 Bedrooms and 2 Baths, in the popular community of Ryders Ridge! From the moment you arrive, the impressive curb appeal and thoughtfully landscaped yard make a wonderful first impression. Step inside to a bright, inviting interior featuring a neutral colour palette and an open-concept main floor. The kitchen is both stylish and functional, with two-tone cabinetry, a glass tile backsplash, stainless steel appliances, a large pantry, and a spacious island with plenty of built-in storage. A corner sink surrounded by windows brings in an abundance of natural light, while ample cabinetry and counter space make this kitchen a pleasure to work in. The high ceilings enhance the airy feel of the living and dining areas, creating a welcoming space for everyday living and entertaining. Three bedrooms are located on the main floor, including a comfortable primary bedroom with generous closet space and a 4-piece ensuite. Hunter Douglas blinds throughout add a touch of understated elegance. A spacious front entry leads to the fully developed basement, where large windows keep the space bright and welcoming. Enjoy entertaining in the recreation room, complete with a wet bar and plenty of room for a pool table or games area. A fourth bedroom and convenient laundry area complete the lower level. The undeveloped bathroom in the basement is roughed in and just needs that handy man special. Step outside to enjoy the west-facing backyard, with green space right behind the property, featuring a deck with enclosed storage underneath, and a paved alley. The 22' x 24' parking pad is already poured, providing plenty of space for parking, or a new garage if so inclined. With its excellent layout, stylish finishes, developed basement, west-facing yard, air conditioning, and fantastic location in Ryders Ridge, this home is move in ready!

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