



GRASSROOTS
REALTY GROUP

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**4399 Ryders Ridge Boulevard
Sylvan Lake, Alberta**

MLS # A2213759



\$589,000

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,854 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Level		

Heating:	High Efficiency, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Security Cameras (2)		

Nestled in a desirable area of Sylvan Lake, this home offers the perfect blend of style and modern comfort. Boasting a spacious development of over 1,853 sq ft, this property features numerous upgrades. An open and grand entry leads to a spacious kitchen featuring custom backsplash, stainless appliances (including a convection oven with induction cooktop), walk through pantry, island boasting granite countertops and dining area leading to a two-tiered deck. The floorplan seamlessly connects to a welcoming living room filled with natural light from numerous windows complimented by a cozy gas fireplace. Upstairs, the comfort continues with three generously sized bedrooms (each with built in TV hook ups). The living room, dining room and kitchen all boast engineered floors. The spacious primary bedroom have a massive walk-in closet and ensuite bathroom with dual sinks and a beautifully tiled shower. One of the additional bedrooms offers a unique box seating feature, perfect for enjoying picturesque views. The upper level also includes a versatile four-piece bathroom and enhancing the home's functionality is the convenience of a upper-level laundry room. The basement is open for your development and can easily accommodate additional bedrooms, family room or theatre room. It has large egress windows and the mechanical room has a hi-efficiency furnace, tankless water heater, water softener and roughed in for in-floor heat. Special attention has been given to the home's garage, with its extra tall ceiling, its completely insulated, drywalled and has a pre-installed gas line for a future furnace. Entertaining is a breeze with the dining area opening onto a two-tiered deck, equipped with natural gas plumbing for barbecues. The professionally landscaped yard backs onto walking trails, green space and park that is perfect for recreation!

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