



GRASSROOTS
REALTY GROUP

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**47 Rozier Close
Sylvan Lake, Alberta**

MLS # A2214825



\$589,000

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,833 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Sump Pump/Central Vacuum & Attachment

This amazing home in Somerset has everything you need and more! Step into a bright and spacious front entry with stylish tile floors and upgraded railing. The main floor has an open-concept layout with a big kitchen featuring upgraded cabinets, a granite sink, full tile backsplash, corner pantry, and eating bar. The dining area fits a large table and has a garden door that opens to a sunny south-facing deck. The cozy living room has lots of windows, hardwood floors, a gas fireplace, and custom built-in shelves. Also on the main floor are a 2-piece bathroom and convenient laundry room. Upstairs you'll find a second living room, two more bedrooms, a 4-piece bathroom, and a large primary bedroom with a walk-in closet and a private ensuite with a relaxing jetted tub. The finished basement includes a fourth bedroom, another full bathroom, and a big family room – perfect for extra space or entertaining. And don’t forget the huge backyard – perfect for kids, pets, or future plans!