



GRASSROOTS
REALTY GROUP

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15 Regatta Way
Sylvan Lake, Alberta

MLS # A2219613



\$459,000

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,059 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: NA

Welcome to this beautifully maintained bi-level home located in Ryders Ridge. Enter into an oversized tiled entryway that leads upstairs to the open-concept main floor featuring vaulted ceilings and large windows. The cozy gas fireplace in the living room creates a warm focal point and flows seamlessly into the spacious dining area and functional kitchen. The kitchen is equipped with stainless steel appliances, full tiled backsplash, corner sink, pantry and a raised eating bar—perfect for both everyday living and entertaining. Step outside from the kitchen onto a large, covered south-facing deck overlooking a fully fenced backyard and your detached garage. The main level also features a generously sized primary bedroom complete with dual closets and a private 3-piece ensuite. A second bedroom and a 4-piece bathroom complete this level. The fully finished lower level offers additional living space, including a large family room, two more bedrooms, both with large windows, and a shared 4-piece bathroom—ideal for guests or a growing family. This home includes a water softener system and recent upgrades such as a new hot water tank (August 2024) and several updated windows including the large front living room window.