



**GRASSROOTS**  
REALTY GROUP

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**4288 Ryders Ridge Boulevard  
Sylvan Lake, Alberta**

**MLS # A2238089**



**\$689,900**

<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,030 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Level, Rectangular		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1A

**Utilities:** -

**Features:** Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, GARAGE DOOR OPENER & CONTROL, AC, SHED, TV WALL MOUNTS (3)

FULLY DEVELOPED 4 BEDROOM, 4 BATHROOM 2-STOREY IN RYDERS RIDGE ~ ORIGINAL OWNER HOME LOADED W/UPGRADES THROUGHOUT ~ SUNNY WEST FACING BACKYARD ~ Landscaped front yard and stone accented exterior offer eye catching curb appeal ~ Covered front entry leads to a large, sun filled foyer ~ Open concept main floor layout is complemented by hardwood flooring and high ceilings that create a feeling of spaciousness ~ The stunning kitchen offers an abundance of dark stained, ceiling height cabinets with crown moulding, endless quartz countertops including a massive island with an undermount sink, eating bar, and pendant lights above, full tile backsplash, upgraded stainless steel appliances and a wall pantry ~ Easily host large gatherings in the spacious dining room featuring large west facing windows and patio door access to the deck and backyard ~ The living room features more large west facing windows that fill the space with natural light and is centred by a cozy gas fireplace with a stone surround and mantle ~ Open staircase leads to the upper level landing, where you will find a spacious bonus room offering a flexible space to suit your needs (media room, home office, playroom) ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of large furniture, offers a spa like ensuite featuring a massive walk in shower with a tile surround and glass doors, a stand alone soaker tub, quartz topped vanity with dual sinks and a separate water closet, and a huge walk in closet with built in shelving and organizers ~ Two additional bedrooms located on the upper level are both well proportioned and feature walk in closets ~ The fully finished basement has a large L-shaped family room with a wet bar and plenty of space for a games/play room and sitting area, plus a bedroom, 4 piece bathroom,

home office nook and space for storage ~ 24' x 24' attached garage is insulated, finished with drywall and has over 13' ceilings ~ The sunny west facing backyard is fully fenced (vinyl), landscaped, has a garden shed, and access to the paved alley that leads to a walking trail and green space with numerous other parks, playgrounds and walking trails close by ~ Located in the award winning Ryders Ridge neighbourhood with tons of great amenities all within walking distance including schools, shopping, dining and medical, plus easy access to the beach/Lakeshore Drive, and the highway ~ Pride of ownership is evident in this well cared for home!