



GRASSROOTS
REALTY GROUP

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60 Reynolds Road
Sylvan Lake, Alberta

MLS # A2252613



\$629,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,601 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Hot Tub, Water Softener, Garage Door Opener, Bar Fridge, Shed

This stunning home offers the perfect blend of style, comfort, and convenience, all in a great location backing directly onto a park. Enjoy peaceful, unobstructed views from the back deck or kitchen window, and make the most of the green space right outside your door. A front covered deck adds to the home's charm and provides a welcoming spot to relax enjoying the professionally landscaped yard. Inside, the heart of the home is a beautifully designed kitchen with quartz countertops, stainless steel appliances including a gas range, a large island, and a unique built-in dining nook with a wine centre—perfect for hosting family and friends. A garden door leads to the oversized covered deck complete with a natural gas hookup, hot tub, and a second concrete pad overlooking the park. The bright living room is anchored by a gorgeous gas fireplace, creating a cozy space for winter evenings. Just off the attached heated garage, a spacious mudroom makes it easy for kids or pets to come in straight from the yard. Upstairs, you'll find three bedrooms, including the primary retreat with a walk-in closet and a luxurious ensuite featuring a tiled shower and dual sinks. The upper-level laundry connects directly to the primary closet, adding everyday convenience. The fully finished basement expands your living space with a massive rec room complete with a gas fireplace, an additional bedroom, and a full 4-piece bathroom. With new flooring and paint throughout, this immaculate home truly shines. Additional features include air conditioning and a water softener for year-round comfort plus an added convenience of an extra wide driveway for 3 cars or a boat. Thoughtful design, modern finishes, and an unbeatable location make it ready to welcome its next family. Quick Possession Available.

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