



GRASSROOTS
REALTY GROUP

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10 Regal Court
Sylvan Lake, Alberta

MLS # A2253521



\$819,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,727 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Heated Driveway, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Steam Room, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, A/C, SHED, TV WALL MOUNTS (7), SECURITY CAMERAS, WATER SOFTENER, R/O SYSTEM

FULLY DEVELOPED 2-STOREY WITH OVER 2700 SQ. FT. ABOVE GRADE ~ LOCATED IN A CUL-DE-SAC AND BACKING ONTO A TREED RESERVE ~ HEATED DOUBLE ATTACHED GARAGE ~ Covered front veranda welcomes you and leads to the welcoming foyer of this well cared for home ~ Just off the entrance is a conveniently located office or bedroom with a large window overlooking the covered veranda and front yard ~ Open concept main living space is complemented by high ceilings, vinyl plank flooring and floor to ceiling windows that overlook the backyard and fill the space with natural light ~ The spacious living room has rows of recessed lighting, and is centred by a cozy gas fireplace with floor to ceiling stacked stone and a built in TV mount ~ The stunning kitchen offers an abundance of ceiling height cabinets accented with crown moulding, a built in wall pantry and tons of oversized drawers; ample stone countertops including an island with an eating bar, undermount sink and pendant lights above; full tile backsplash; upgraded stainless steel appliances; and a walk in pantry with built in organizers ~ Easily host large gatherings in the dining room with a built in wine rack and garden door access to the partially covered south facing deck with a BBQ gas line ~ 2 piece main floor bathroom is located next to the mudroom with built-in benches with storage and access to the attached garage ~ Open staircase with glass railings leads to the upper level ~ The private owner's suite has soaring vaulted ceilings, plenty of room for a king size bed and furniture, large windows that fill the space with natural light, and garden door access to a 22' long covered balcony overlooking the backyard and treed reserve ~ The walk in closet has built in shelving and organizers offering endless storage ~ Spa like ensuite has dual sinks plus extra counter space, a soaker

tub, separate water closet and walk in steam shower ~ 2 bedroom s located on the second level are both a generous size with ample closet space ~ 4 piece bathroom with an oversized vanity ~ Conveniently located upper level laundry room ~ The fully finished basement has high ceilings, rows of recessed lighting and roughed in underfloor heat ~ Spacious L-shaped family room with vinyl plank flooring offers plenty of space for a sitting area and games space ~ Basement bedroom has space for a desk or sitting area and a walk in closet ~ 4 piece bathroom, the utility room and storage space complete the lower level ~ Other great features in this awesome home include; Central air conditioning, central vacuum, wired for sound with built in speakers inside and out, water softener, reverse osmosis system, updated lighting, security cameras ~ Heated 22' x 22' attached garage is insulated, finished with drywall and has high ceilings ~ The south facing backyard is fully fenced, has no neighbours behind and backs onto a treed reserve and walking trail, includes a shed and has plenty of yard space ~ Excellent location; close to all amenities ~