



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2253729

\$659,900



Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,030 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	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 AND CONTROL, A/C, 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!