



**32 Rozier Close  
Sylvan Lake, Alberta**

**MLS # A2293624**



**\$549,900**

<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Lake, Landscaped, Lawn, Level, No Neighbours Behind		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** Shed, Projector & Screen

Located in the desirable community of Ryders Ridge, this fully finished bi-level offers a spacious and functional layout with 4 bedrooms and 3 bathrooms. Built in 2012, the home is designed for year-round comfort and features a cozy gas fireplace in the living room, central air conditioning, and in-floor heating in the basement. The open-concept main floor creates an inviting living space, with stunning quartz counter tops, vinyl plank flooring, with the primary bedroom includes a walk-in closet and private 3-piece ensuite. Step outside to enjoy the beautifully landscaped, fully fenced yard complete with a large deck, gazebo, and hot tub &mdash; perfect for relaxing or entertaining. The 22x24 double attached garage is insulated, drywalled & heated - ideal for vehicles, storage, or hobbies. Tucked away in a quiet close, this move-in-ready home is conveniently located within walking distance to schools, parks, shopping, and the many amenities of downtown Sylvan Lake.