



**80 Rozier Close  
Sylvan Lake, Alberta**

**MLS # A2296235**



**\$949,000**

<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,757 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Garden, No Neighbours Behind, F		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	TV Mounts		

**RARE OPPORTUNITY!** Fully renovated luxury home on a massive 10,300+ sq ft lot—one of the largest in Sylvan Lake—featuring an oversized heated garage PLUS a second rear garage/shop. With ~3,900 sq ft of exquisitely developed living space, this home blends custom design, high-end craftsmanship, and functional elegance. Every detail has been thoughtfully upgraded, including designer wide plank flooring, custom millwork, imported finishes, and Emstone lighting that highlights the home’s architecture. From the covered front porch with new composite decking to the spacious foyer with custom built-ins, a locker/bench area, enclosed illuminated wine display, and walk-in front closet, this home delivers wow factor at every turn. The main floor impresses with soaring ceilings and a chef’s dream kitchen featuring a large waterfall quartz island, ceiling-height two-tone cabinetry, custom range hood, upgraded appliances including double wall over, dishwasher (2025), brand new fridge (2026), and a 5-burner gas stove. The dining area with brick feature wall opens to the new deck, perfect for entertaining, while the living room features a redesigned fireplace, two-storey vaulted ceilings, and feature lighting highlighting a custom staircase and wall designed for art or display. A private main floor office with French doors, a renovated powder room with quartz counters and tile feature wall, and a separate laundry room with custom cabinetry complete the main level. Upstairs, the primary suite is a luxurious retreat with tray ceiling and a spa-inspired ensuite with marble flooring, freestanding tub, walk-in glass shower with black-framed door, quartz counters, and modern black/brass fixtures, plus a walk-in closet with pocket door. The upper level also offers a vaulted bonus room with custom wood beam detail, two large bedrooms with

oversized closets, a beautifully finished bathroom, and new carpet. The fully developed basement includes in-floor heat, a newly finished walk-up wet bar, two bedrooms, and a massive rec/games room. Recent upgrades include a serviced furnace (2026) and newly installed 5-ton A/C. Outdoors, enjoy all-new landscaping, a brand new deck, and a side patio with stamped concrete, plus rear alley access with ample space for trailers or equipment. The oversized heated garage offers tall ceilings with lift potential, while the second rear garage/shop adds unmatched versatility. Perfectly located just minutes from the lake for boating and year-round recreation, and backing onto a school for added convenience, this one-of-a-kind home offers luxury, space, and lifestyle in one exceptional package.