



**4191 Ryders Ridge Boulevard
Sylvan Lake, Alberta**

MLS # A2035899



\$794,900

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|------------------|--|---------------|------------------|
| Division: | Ryders Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,386 sq.ft. | Age: | 2021 (3 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Heated Garage, Insulated | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Landscaped | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Composite Siding, Concrete, Wood Frame | Zoning: | R5 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Built-in wall oven, built-in wall microwave, fridge, cooktop gas stove, beverage (wine) fridge, built-in dishwasher, washer & dryer, garage door remote, garage door control and all window coverings.

DETAIL . . . So much detail! This is one remarkable SHOWHOME built by five-time Builder of the Year, Abbey Platinum Master Built homes. Highest quality standards throughout, attention to all the smallest details, upgrades to every aspect of the build, 10-year New Home Warranty program, plus personalized after sale service from the entire team. Your dream starts here. Gorgeous architectural street appeal and welcoming front entrance with beautiful natural light and cathedral ceilings. The fully functional and impeccable open floor plan is perfect for family gatherings. Incredible kitchen highlighted by Quartz countertops, impressive island, two tone cabinets, upgraded built-in stainless steel appliances, full tiled backsplash, crown moldings plus a butler pantry with many storage options. Enjoy the comforts and conversation in the spacious living room highlighted by the unique but fascinating gas fireplace. The dining area is a great space and there’s a screened deck area for those times when more room is required. The upper private oasis has the same quality and attention to detail and hosts 3 substantial bedrooms, a bonus room or office area, a perfect laundry space plus a 4 piece bathroom with quartz counters. The primary suite will not disappoint! Double vanities, his and her storage, quartz counter tops, walk-in closet, soaker tub and a two-person tiled, glass shower! The unfinished lower-level floor plan will host 2 additional bedrooms, a fourth bathroom and massive family room. This home is ready for immediate possession.