



81 Regatta Way
Sylvan Lake, Alberta

MLS # A2104149



\$725,000

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,826 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Masonite, Mixed, Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: NA

Rich masonry detail makes this BEAUTIFUL BI-LEVEL in Ryder's Ridge a masterpiece. The crisp curb appeal is accented with windows framed in bold black molding. The double attached garage is heated and features upgraded flooring. The travertine tiled entrance makes a statement, a 14 ft. ceiling complimented with a large window and loads of natural light. Adjacent is a handsome home office, accented with a wall of windows, unique tile design and it's own 3-piece ensuite. Could also be utilized as a gorgeous guest suite. Just a few steps up to the hub of the home, featuring hand-scraped hardwood and high ceilings. Family gatherings will be centered around the gourmet kitchen. Crisp white cabinetry contrasted with the black oversized island. Gorgeous granite countertops, a gas range, NEW double wall ovens, a side by side fridge/freezer, and pretty pendant lighting. Opposite is the large dining room, anchored below a tray ceiling. The focal point of the living room is a wall of exquisite stone centered with a cozy gas fireplace. The 12ft. tray ceiling, modern metal fan, and large windows create an airy feel. Two glass garden doors mirror the room and offer easy access to the oversized deck. You'll enjoy the warmth of this south-facing backyard, gas hook-up for grilling, along with the green belt beyond. Back inside, the spacious primary bedroom provides it's own escape. The 4-piece ensuite is spa-like with a gorgeous glass shower and travertine tiles throughout. The wonderful walk-in closet offers wood built-in storage. An additional bedroom and 4-piece bathroom provide close comfort for a young child. Main level laundry is an added luxury to this floor plan. The basement boasts a fantastic family room, complete with the cozy comfort of plush carpeting and underfloor heating. The bi-level design allows for large windows and loads of natural light. A generous

bedroom and 4-piece bathroom are great for an older child or company. The large utility room offers ample storage and additional laundry facilities. Some extra upgrades include the cool comfort of Central Air, 8ft. doors on the main, a water softener, Renai water on demand, Central Vac, and a hidden speaker sound system. Roughed in for a wet bar in the basement. Ryder's Ridge is a sought after neighborhood of Sylvan Lake. Conveniently close to schools, walking trails, parks, restaurants, and shopping. Clear your calendar and come have a look! An exquisite home with endless attention to detail.