



**6 Regal Court
Sylvan Lake, Alberta**

MLS # A2133414



\$799,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,063 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Concrete Driveway, Double		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run		

Heating: In Floor, Forced Air, Natural Gas

Water: Public

Floors: Carpet, Hardwood, Tile

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, GARAGE DOOR OPENER, GARAGE DOOR CONTROL, BLINDS, SHED

FULLY DEVELOPED 4 BED, 4 BATH CUSTOM BUILT 2-STOREY ~ TWO OVERSIZED GARAGES PLUS GATED RV PARKING ~ LARGE PIE LOT WITH NO NEIGHBOURS BEHIND ~ Pride of ownership is evident in this original owner home loaded with upgrades ~ Covered front veranda welcomes you and leads to large foyer with a built in bench and shiplap feature wall ~ Open concept main floor layout complemented by hardwood flooring and high ceilings offers a feeling of spaciousness ~ The living room features floor to ceiling windows that overlook the back yard and is centred by a cozy gas fireplace with stone accents ~ The stunning kitchen offers an abundance of dark stained cabinets, endless granite countertops including an island with an eating bar and pendant lights above, full tile backsplash, stainless steel appliances including a brand new fridge and dishwasher, more large windows overlooking the backyard, and a corner pantry ~ Easily host family gatherings in the dining room that offers garden door access to the two tiered deck and park like backyard ~ 2 piece main floor bath ~ Mud room with access to the attached garage has a built in bench ~ Open staircase leads to the upper level bonus room with vaulted ceilings, large windows, built in shelving, surround sound and another stone accented gas fireplace ~ The private primary bedroom with vaulted ceilings can easily accommodate a king size bed and furniture, has a spacious walk in closet with built in organizers and a spa like 5 piece ensuite with a corner air tub, walk in shower and granite vanity with dual sinks ~ Conveniently located laundry is just off the primary bedroom ~ 2 additional bedrooms are both a generous size and share a 4 piece bathroom ~ The basement is fully finished and features a family room ~ Other great features include; Central air conditioning, 9ft ceilings,

operational in floor heat, upgraded lighting throughout, wired for sound with built in speakers, new hot water tank in 2022 ~ Double attached garage is insulated, finished with drywall, has two oversized doors and is roughed in for heat, and has a man door to a fenced in dog run ~ Heated double detached garage has 220V wiring, a man door to the backyard and overhead door to the alley ~ Gated RV parking beside the detached garage ~ The beautiful backyard oasis is overlooking mature trees, has a huge two tiered deck, multiple garden beds with crushed rock and concrete ending that are loaded with shrubs and perennials, a fire pit area, tons of yard space (room for a skating rink or pool), and access to the walking trail just behind ~ Excellent location; end of a quiet cul-de-sac, walking distance to multiple schools, parks and playgrounds, and multiple shopping plazas with all amenities.