



**GRASSROOTS**  
REALTY GROUP

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**21 Regal Court**  
**Sylvan Lake, Alberta**

**MLS # A2199600**



**\$749,900**

<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,983 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** fridge, stove, dishwasher, microwave, washer, dryer, blinds, garage door control, garage door opener, TV wall mount, AC

FULLY DEVELOPED 5 BEDROOM, 4 BATH 2-STOREY ~ TUCKED IN A CLOSE ~ PIE LOT WITH NO NEIGHBOURS BEHIND ~ Covered front veranda welcomes you to this move in ready home ~ Bright foyer welcomes you and opens to a home office with large windows and a built in desk ~ Open concept main living space is complemented by high ceilings and large windows creating a feeling of spaciousness ~ The living room is centred by a cozy gas fireplace with floor to ceiling stone ~ The stunning kitchen has an abundance of ceiling height cabinets, ample stone counter tops including a massive island, full tile backsplash, upgraded stainless steel appliances and a massive walk in pantry with floor to ceiling shelving ~ Easily host a large gathering in the dining room with more large windows plus garden door access to the south facing deck and backyard ~ Conveniently located main floor laundry is just off the kitchen in the mud room with garage access and a laundry chute ~ The primary bedroom oasis features vaulted ceilings, a large walk in closet and a spa like ensuite with a stand alone soaker tub, separate shower and a stone topped vanity with dual sinks ~ 2 additional bedrooms located on the upper level are both a generous size ~ 4 piece bathroom with built in shelving ~ The basement has high ceilings and offers a family room, 2 bedrooms bedroom, 4 piece bathroom and space for storage ~ Other great features include; central air conditioning ~ The backyard is landscaped, has a fenced in dog run, garden shed and is backing on to a walking path with no neighbours behind ~ Excellent location in popular Ryder's Ridge, with easy access to schools, shopping, restaurants, and all other amenities.