

\$674,900 - 81 Regatta Way, Sylvan Lake

MLS® #A2172339

\$674,900

4 Bedroom, 4.00 Bathroom, 1,821 sqft

Residential on 0.15 Acres

Ryders Ridge, Sylvan Lake, Alberta

Over 3600 sqft of living space, all inside a beautifully designed bi-level with towering ceilings and luxury throughout. The entryway greets you with over sized doors and a beautiful view into the living dining area. There is a large office/bedroom off the entry with walk-in closet and 3pc bathroom that includes a custom shower. Mainfloor is a masterpiece with a open concept centered around the large granite Island. The kitchen has extra high cabinets and large fridge freezer combo. Wall oven and gas cooktop. The living and dining continue the space and include stone feature wall with a gas fireplace. Main floor laundry and a 4pc bathroom are included on the main. The primary bedroom has large walkin-in closet and a beautiful ensuite with large tiled shower, 2 shower heads and under cabinet lighting. A 2nd bedroom completes the main floor. Downstairs your entertainment can continue with a large living room and play area. A oversized 4th bedroom with large closet and cheater door to the 3pc bathroom make this space perfect for a older sibling or even the nanny! There is so much room a 5th bedroom could work in the basement with loads of of space left for the kids or family to use. Backyard is large and open, with walking paths out the back too. Located just walking distance to 3 schools, shopping centers and restaurants.

Built in 2012



Essential Information

MLS® #	A2172339
Price	\$674,900
Sold Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,821
Acres	0.15
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	81 Regatta Way
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0C9

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Tray Ceiling(s)
Appliances	See Remarks
Heating	Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2024
Date Sold	December 20th, 2024
Days on Market	68
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
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