

**42 Rozier Close
Sylvan Lake, Alberta**

MLS # A2166391



\$449,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,431 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, No Neighb		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Craft Table downstairs, shed, wooden tool benches in garage (not Attached to wall)

Fantastic location on a close in Ryders Ridge, close to schools, parks, walking trails & shopping, this home offers a superb layout that is sure to please! 1430 sqft modified bi-level is bright & airy, features a vaulted ceiling, 3 large bedrooms, 2 full baths, an open floor plan with plenty of windows & natural light, hardwood, tile & new carpeting (2022) & central air (2023), a 24x24 attached garage, fenced yard & a brand new custom shed 16'x10'. From your sunny south facing front porch, enter into this grand entryway up the stairs to your main living area with tons of windows! You can entertain large crowds with this spacious layout featuring a kitchen with island & extended eating bar, walk in corner pantry & 4 stainless appliances. The living room area is huge, allowing you to have the biggest furniture & never feel cramped. The dining area leads out to the 13'x10' deck w/gas line to bbq & down to this fenced backyard with patio area that has wiring ready for your future hot tub. 2 good sized bedrooms on the main & a full bath finish this level. Up the stairs to the Primary Suite, your little getaway, is stylishly decorated, has plenty of room for the king sized furniture, with a walk in closet & 3 piece ensuite. Ensuite has a 48" shower, it's own window & linen closet to help you get prepared for the day! The unfinished lower level features 9ft ceilings, a laundry/utility space & is ready for your inspiration, future plan for 1-2 more bedrooms, huge family room, bathroom. Underfloor heat is roughed in for basement & to the garage. Craft table downstairs is included for all you artists out there. Garage is clean, large & fully insulated +Wooden tool benches in garage are included. Extremely friendly close with great neighbors to make connections & memories with all year long.