

**60 Reynolds Road**  
**Sylvan Lake, Alberta**

**MLS # A2252613**



**\$629,900**

<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,601 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Hot Tub, Water Softener, Garage Door Opener, Bar Fridge, Shed

This stunning home offers the perfect blend of style, comfort, and convenience, all in a great location backing directly onto a park. Enjoy peaceful, unobstructed views from the back deck or kitchen window, and make the most of the green space right outside your door. A front covered deck adds to the home's charm and provides a welcoming spot to relax enjoying the professionally landscaped yard. Inside, the heart of the home is a beautifully designed kitchen with quartz countertops, stainless steel appliances including a gas range, a large island, and a unique built-in dining nook with a wine centre—perfect for hosting family and friends. A garden door leads to the oversized covered deck complete with a natural gas hookup, hot tub, and a second concrete pad overlooking the park. The bright living room is anchored by a gorgeous gas fireplace, creating a cozy space for winter evenings. Just off the attached heated garage, a spacious mudroom makes it easy for kids or pets to come in straight from the yard. Upstairs, you'll find three bedrooms, including the primary retreat with a walk-in closet and a luxurious ensuite featuring a tiled shower and dual sinks. The upper-level laundry connects directly to the primary closet, adding everyday convenience. The fully finished basement expands your living space with a massive rec room complete with a gas fireplace, an additional bedroom, and a full 4-piece bathroom. With new flooring and paint throughout, this immaculate home truly shines. Additional features include air conditioning and a water softener for year-round comfort plus an added convenience of an extra wide driveway for 3 cars or a boat. Thoughtful design, modern finishes, and an unbeatable location make it ready to welcome its next family. Quick Possession Available.