



SASK MLS®

## Regina Saskatchewan

\$549,900

Discover this stunning custom-built Varsity 1332 sq ft bungalow, featuring 4 bedrooms, 3 baths, a fully developed basement, double garage, lovely yard, plus an array of upgrades that are sure to impress! Located at 2034 E. Laurier Bay in Gardiner Park, this 2008 built home open concept home is move-in ready! Step inside & soak in the natural sunlight created by by the wall of windows, open-concept main floor, 9' ceilings, hardwood floor, dream kitchen & a design that is truly fabulous including a 3 sided gas fireplace. What a stunning focal point! The impressive luxury kitchen showcases a full appliance package with gas range, granite counters, a Travertine tile backsplash, under-cabinet lighting, corner pantry & plenty of solid cabinets/drawers. Down the hall are three bedrooms - some custom-built closet organizers & uniquely sized bedrooms. The primary bedroom features a spacious walk-in closet, a 3pc ensuite with a cultured marble countertop, & is quietly tucked away at the back of the home. Completing the main floor is a laundry area, a 4 pc bath, a welcoming entry with direct access to insulated garage, & off the kitchen, is the access to the composite deck w' nat gas bbq hookup. The spacious lower level highlights great use of space with a massive rec room w' built in shelves, a 2nd fireplace, a games room with wet bar with quartz counters, another rec area, a large bedroom, & impressive 3pc tiled shower bathroom with access from the bedroom & the rec area. The downstairs area is a true standout - perfect for entertaining & great for growing families! The 4th bedroom has a generous walk-in closet, & large window. The closets & storage in this home are amazing! Enjoy an outdoor retreat on the 2-tiered composite deck, fully fenced with a grassed area, garden area, mature trees, and the kids will love the to play mini golf or practice your putting skills on the l...

Bedroom 11 ft ,11 in X 11 ft ,7 in

3pc Bathroom 9 ft X 7 ft ,11 in

Other 13 ft ,6 in X 27 ft ,5 in

Family room 14 ft ,2 in X 15 ft ,7 in

Utility room 6 ft ,2 in X 11 ft ,9 in

Living room Measurements not available x 14 ft ,4

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Dining room 8 ft ,7 in X 15 ft ,4 in

Kitchen 10 ft ,1 in X 15 ft ,3 in

Bedroom 11 ft ,2 in X 10 ft

Primary Bedroom 12 ft ,8 in X 12 ft ,7 in

Bedroom 11 ft X 9 ft ,4 in

3pc Ensuite bath 4 ft ,4 in X 5 ft ,5 in

4pc Bathroom 7 ft ,5 in X 5 ft

Laundry room 3 ft ,5 in X 6 ft

Listing Presented By:



Originally Listed by:

Century 21 Dome Realty Inc.

<https://stacey-maduck.c21.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100

lorneayers@royallepage.ca