



Regina Saskatchewan

\$726,000

Welcome to 3478 Keohan Crescent, ideally situated in the sought-after Varsity Park neighborhood with serene green space views. This impressive home boasts a main level designed for comfort and functionality. Enter into a spacious living room featuring vaulted ceilings that extend to the second level, complemented by a charming fireplace with brick surround and seamless access to the dining area. The kitchen is well-appointed with ample cabinetry, generous counter space, stainless steel appliances, and a convenient garbage compactor. Adjacent to the kitchen, the family room offers a perfect retreat with patio doors opening onto a deck overlooking the fully fenced yard and picturesque greenery beyond. Also on this level, you'll find a practical office space, a mud room ready for laundry installation, direct access to the oversized double car garage, and a convenient half bath. Upstairs, the second level caters to family needs with three spacious secondary bedrooms, a full bathroom, and a large primary bedroom featuring its own balcony with panoramic park views. The primary bedroom also includes a substantial ensuite complete with a tiled shower, makeup counter space, and ample vanity area. The basement expands the living space with additional rooms for recreation, including two bedrooms, a full bathroom equipped with a jacuzzi tub, and a large utility room housing two high-efficiency furnaces, a wine cellar, and abundant storage space. Located on a desirable street and backing onto school grounds, parks, and sports facilities such as tennis and basketball courts, this home offers a lifestyle of convenience and enjoyment. This property presents a rare opportunity with its ideal location, thoughtful layout, and extensive amenities. Don't miss out—contact your agent today to arrange a private viewing. (id:6769)

Primary Bedroom 15 ft ,5 in X 16 ft ,6 in

Bedroom 11 ft X 11 ft

Bedroom 11 ft ,2 in X 13 ft ,3 in

Bedroom 9 ft ,10 in X 14 ft ,4 in

4pc Bathroom Measurements not available

3pc Ensuite bath Measurements not available

Utility room Measurements not available

Other Measurements not available

Living room 14 ft ,1 in X 19 ft ,2 in

Dining room 11 ft ,6 in X 13 ft ,1 in

Kitchen/Dining room Measurements not available

Family room 13 ft ,2 in X 17 ft ,10 in

Listing Presented By:



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Other 18 ft ,4 in X 18 ft ,4 in
Bedroom 9 ft ,10 in X 12 ft ,7 in
Bedroom 9 ft ,5 in X 12 ft ,7 in
4pc Bathroom Measurements not available

Office 11 ft ,4 in X 11 ft ,9 in
2pc Bathroom Measurements not available
Other Measurements not available