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# Regina Saskatchewan

\$1,050,000

This extraordinary Fiorante built 2 storey walk-out with a crawlspace backs the Goulet Golf Course. It is meticulously kept and pride of ownership shines throughout this entire home with a huge foyer that has 17' ceilings & a curved staircase. There are 3+1 large bedrooms & 4 bathrooms. The ensuite was recently completed with a freestanding tub, double walk-in shower & vanity with quartz countertops. The 31'x23' heated garage has three 9' tall doors, 10'.7" ceilings & a long bay that is 9.5' wide by 32.9' deep plus the bonus of a 4 car wide driveway. The main level has a family room with a gas fireplace, spectacular views of the golf course & is open to the recently renovated white kitchen with quartz counters. The daily dining area located off the kitchen has a bank of lower & upper cabinets with a wine fridge & access to the larger deck. The formal dining room & living room with walnut floors are perfect for entertaining & formal events. The office has French doors & built-in cabinetry making it the perfect work from home space. Rounding off the main level is an air lock entrance & laundry room with upper cabinets & sink. The 2nd level offers 3 large bedrooms. The primary bedroom has a large walk-in closet and an amazing 5 piece ensuite that needs to be seen to appreciate what it has to offer. Take the curved staircase to the amazing walkout level. This level features a large rec room with wood-burning fireplace & new belly up bar with quartz countertops, sink, walnut cabinetry & two large floating shelves. There is a large bedroom with walk-in closet, 4 piece bath, hot tub room & large utility space. Access the beautifully landscaped yard from the walkout level that features mature trees, lush lawn, covered patio & beautiful rock waterfall. Other value added items: 2 new high eff furnaces, 2 A/C units, air exchanger, 200 amp panel, fridge, built-in oven, cook-to...

Primary Bedroom 12 ft ,9 in X 17 ft ,6 in

Kitchen 12 ft X 13 ft

Bedroom 12 ft X 13 ft

Living room 13 ft X 15 ft ,8 in

Bedroom 13 ft X 12 ft ,6 in

Dining room 12 ft X 13 ft

4pc Bathroom 6 ft ,8 in X 11 ft ,6 in

Family room 14 ft X 18 ft ,8 in

5pc Bathroom 7 ft ,11 in X 9 ft ,2 in

Office 10 ft X 12 ft ,9 in

Other 17 ft X 29 ft

Laundry room 7 ft ,11 in X 9 ft ,2 in

Listing Presented By:



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Royal

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**Bedroom** 11 ft ,6 in X 12 ft ,10 in

**2pc Bathroom** 5 ft ,1 in X 6 ft ,2 in

**3pc Bathroom** 7 ft ,5 in X 8 ft ,2 in

**Foyer** 14 ft ,6 in X 15 ft

**Utility room** Measurements not available