



3716 Hazel GROVE Regina Saskatchewan

\$416,000

This elegant, 2 storey split in desirable Woodland Grove, has plenty of street appeal! Custom built with quality by Aspen Homes and it has many special features. Enter into the sunken foyer with its ceramic tile floor and mirrored closet doors and you will immediately appreciate the lovely bright and open floor plan: from the living room, with its beautiful hardwood plank flooring and bow window, to the dining area and kitchen that features a corner pantry, a vented range hood, plenty of cabinetry and a telephone desk, right through to the sunken family room with gas fireplace and built-in cabinetry. Walk through the bayed garden door from the kitchen to the raised deck and enjoy the solitude afforded by the no-maintenance privacy fencing and a high, solid brick retainer wall. The main floor also features a large laundry room combined with a 2 piece powder room, perfect as a mudroom when coming in through the side door from the attached double garage or the huge, pie-shaped garden. Up the stairs to the second floor you'll find a generous master suite with its own gas fireplace, a large walk-in closet and a 3 piece ensuite bathroom. A 4-piece family bathroom with a jacuzzi tub and two more good sized bedrooms each with large, double closets and built-in desks complete the top floor. The full basement is in like-new condition, very solid, high and ready for your development. Recent updates include all main floor flooring ('09), Vinyl fencing and a new roof in 2011. Inclusions: fridge, stove, dishwasher (as is), vented range hood, microwave, washer, dryer, chest freezer; all window coverings; underground sprinkler system; 2 garage door openers; central vac with all attachments and power head; central air; a garden shed.



Tom Ireton

Homelife Prairies Realty Inc.

Phone: (306) 550-4725
tom.ireton@sasktel.net



Realty Executives Diversified

355 Broad Street, Regina, SK,

Phone: 306-527-0615
seanmalcolm@realtyexecutives.com