



Regina Saskatchewan

\$1,375,000

Luxury, Location, and Space all in one. This gorgeous custom built 2 storey walkout home is located in prestigious Wascana View backing park/green-space and walking paths. Thoughtfully designed this home offers space for the growing family. As you step inside you will fall in love with the curved staircase and 20ft ceiling in the formal living room. The living room has a gas fireplace flanked by floor to ceiling windows and from the formal dining room you have beautiful views of the park. The kitchen has an abundance of oak cabinets with granite countertops. From the dining nook you have access to your upper balcony as well as the family room with a 2nd gas fireplace. The convenient den/office has tons of natural lights with a cutout to the family room. Completing the main floor is a 2pc bath, laundry room, and a mudroom off of the garage. On the 2nd floor there are 3 bedrooms with a 5pc ensuite and a 5pc main bathroom. The primary bedroom has a separate sitting room with a large closet and a separate walk-in closet. At the front of the home is a loft space that makes the perfect reading nook overlooking the living room and the front yard. Plus, there is a bonus room (could be 4th bed) that would make a great playroom for the kids. The walkout basement has been fully developed with a rec-room and wetbar that leaves lots of room for a games area and theatre space. There is also an additional bedroom and a 4pc bathroom. There is no shortage of storage space throughout the basement. The triple attached garage is insulated and drywalled with a big storage room to store all of your seasonal items. The front and rear yards are nicely landscaped and you do have a gate that leads to the park. This home was constructed on a floor truss system with a 4.5ft concrete crawl space that was built on piles. Some additional features include: walnut hardwood flooring, newer shingles...

Bedroom 15 ft ,6 in X 11 ft ,9 in

Other 13 ft ,8 in X 6 ft ,7 in

Bedroom 14 ft ,7 in X 11 ft ,11 in

Bedroom 14 ft X 12 ft

5pc Bathroom Measurements not available

Living room 15 ft ,11 in X 12 ft ,6 in

Loft 9 ft ,7 in X 8 ft ,4 in

Dining room 15 ft ,3 in X 11 ft ,7 in

Primary Bedroom

Kitchen 10 ft ,6 in X 10 ft ,4 in

5pc Ensuite bath Measurements not available

Dining nook 10 ft ,0 in X 6 ft ,4 in

Listing Presented By:



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RE/MAX Joyce Tourney Realty

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Bonus Room 18 ft ,7 in X 16 ft

4pc Bathroom Measurements not available

Other 29 ft ,3 in X 12 ft ,3 in

Storage 11 ft ,9 in X 6 ft ,11 in

Family room 16 ft ,1 in X 14 ft ,8 in

Den 13 ft ,2 in X 12 ft ,3 in

Laundry room 9 ft ,11 in X 5 ft ,10 in