



# Regina Saskatchewan

\$419,900

Welcome to #201 - 2315 Cornwall St! \*NO ADDITIONAL HEATING OR WATER BILL\* Never scrape a window again with your TWO underground heated parking stalls. The complex is located ideally in Regina's Transition Area, making it very walkable to all amenities and downtown living, such as the new Wascana Pool. This unit is very rare and unique in that it's OVER 1700 sq ft, with 2 BEDS PLUS DEN. Inside this unit you will find a large foyer area welcoming you into this executive style apartment. A handy full bath is located adjacent the front entry, as well as a large storage room and laundry with built in cabinetry. The sitting room is ideal for entertaining and is flanked by the family room, dining room, and kitchen. The kitchen offers an incredible amount of storage space, is well lit, and perfectly laid out. The dining area is large enough to accommodate even up to 10 for dinner, and gives way to another family room space. There is a large secondary bedroom here with ample closet space. Continuing on, there is a lovely and private den featuring tons of natural light, a gas fireplace and two French doors to accent, which could be used as a great office space or even a 3rd bedroom if needed. The primary bedroom is very large and offers enough room for your entire King Sized bed set, and direct access to the updated ensuite. The ensuite features a deep soaker tub on one side, and beautiful tiled shower on the other, along with modern finishes. Completing off this truly stunning property is a large screened in balcony and TWO underground heated parking stalls. Value added items include: CONDO FEE COVERING ALL HEAT AND WATER USAGE & BUILDING INSURANCE COSTS (monthly value approx amt: heat \$150, insurance \$150, water \$150, ext maint \$200), all appliances, central air, screened in balcony, gas fireplace, fresh ensuite renovation, car wash station, a huge amenities room, workshop...

Foyer 6 ft,8 in X 12 ft,1 in

Laundry room 10 ft,6 in X 9 ft,5 in

4pc Bathroom 5 ft,5 in X 9 ft,10 in

Primary Bedroom 17 ft,3 in X 15 ft,6 in

4pc Ensuite bath 10 ft,8 in X 13 ft,6 in

Den 10 ft,8 in X 13 ft,6 in

Living room 11 ft,6 in X 12 ft,5 in

Family room 15 ft,8 in X 13 ft,5 in

Dining room 11 ft,11 in X 10 ft,7 in

Bedroom 15 ft,7 in X 11 ft,3 in

Kitchen 10 ft,0 in X 11 ft,3 in

Listing Presented By:



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