



SASK MLS®

## Regina Saskatchewan

\$474,900

Welcome to this gorgeous rustic retreat located in the heart of Regina's Warehouse District! This area has a culture all of its own with unique small businesses, from chic coffee shops and bustling markets to modern gyms, breweries, and restaurants! This impressive one-of-a-kind 2475 sq ft, two-level corner loft showcases classic design elements with 14-foot ceilings on the main level, exposed brick and beams, original hardwood floors, and a stunning reclaimed fir staircase. Step into this grand living space featuring a second-level master retreat with a private living area, spa-like ensuite complete with a steam room rainfall shower and soaker tub, convenient in-bedroom laundry and office space. Access to two mini decks on the old fire escape are perfect for your BBQ evenings. The main level exudes "loft" charm, offering ample entertaining space adaptable for a pool table, games area, or expansive dining room. The custom kitchen is a chef's dream with granite countertops featuring live edges, high-end stainless steel appliances and a huge pantry with plumbing. Cozy up in the inviting living room enhanced by a gas fireplace, surrounded by abundant natural light from the south and west-facing windows showcasing city skyline views. The main floor is completed by a versatile guest room or den and an additional spacious custom tile 4-piece bathroom with a urinal. This unit also boasts the exclusive benefit of a private rooftop space, which can be further developed, in addition to the building's communal rooftop deck accessible from the condo's third-floor entrance. 1170 Lofts offers practical amenities including a freight elevator and underground parking accommodating trucks, as well as a 12x11 fully enclosed storage unit conveniently located near the parking stall. This exceptional property truly deserves to be seen to appreciate the full loft experience! Schedule you...

Loft 14 ft X 12 ft ,10 in

Primary Bedroom 14 ft X 15 ft

4pc Ensuite bath 14 ft X 15 ft

Den 10 ft X 10 ft

Kitchen 10 ft X 10 ft

Living room 18 ft X 13 ft ,6 in

Dining room 15 ft X 12 ft

Other 11 ft ,6 in X 6 ft

Bedroom 10 ft ,3 in X 11 ft ,6 in

4pc Bathroom 4 pc

Listing Presented By:



Originally Listed by:  
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Royal

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