



## Regina Saskatchewan

\$1,497,000

Check out this fabulous 4 bedroom one of kind bi-level walkout on desired Quinn Dr backing onto Wascana Park in Regina, SK. Walking up to the home you are greeted by an oversize attached heated garage with floor drain, rv garage door that is large enough to accommodate 5 vehicles (1079 Sqft). Step into the large foyer which is open to both levels of the home. The main level has a fabulous great room which showcases this fantastic entertainers dream kitchen, dining room and livingroom with feature n/g fireplace. The custom bright white kitchen built by Ricks Custom Cabinetry features high end professional SS appliances including, n/g stove with hood fan, fridge, dishwasher, wall oven/microwave and a convenient refreshment fridge. This magnificent kitchen also boast tons of storage, counter space and a massive rounded breakfast island with double sink all overlooking the living room and dining room with direct access to west facing covered patio. The covered patio is an extension of this level and has its own gas fireplace and built in bbq/smoker with hood fan. The primary bedroom has a feature n/g fireplace, 3 piece ensuite with massive custom shower and an extra large walk in closet that even has its own laundry! Completing the main floor are two additional half bathrooms and direct entry to second attached heated man cave garage (982 sqft) with tons of built in cabinetry, bar fridge and tool box. The second floor of the garage (unheated) has a large storage area and another room which is perfect for home gym. The upper level of the home has large windows in the recreation room with french doors to a fantastic West facing covered balcony that overlooks the perfectly manicured backyard with tons of interlocking brick and an oversize matching garden shed . Completing this level are 3 large bedrooms and a full 4 piece bathroom with laundry. For a virtual walk thru clic...

Other 33'10" x 25'

Bedroom 11'9" x 14'8"

Laundry room 15'1" x 5'8"

Bedroom 12'7" x 14'9"

Bedroom 12'1" x 14'9"

Dining nook 9'1" x 9'4"

Dining room 12'11" x 9'6"

2pc Bathroom Measurements not available

Living room 23'5" x 20'9"

2pc Bathroom Measurements not available

Primary Bedroom 16'7" x 18'5"

3pc Ensuite bath 6' x 9'4"

Listing Presented By:



Originally Listed by:  
Royal LePage Next Level

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Utility room 5'10" x 11'4"  
Utility room 11'1" x 10'  
Foyer 21'7" x 6'4"  
Kitchen 12'11" x 21'6"

Other 8'6" x 11'9"  
Storage 20'11" x 13'2"  
Other 16'8" x 13'1"