



# Regina Saskatchewan

\$599,900

Welcome to 3090 Wascana Glen, an original owner two story split home in the East Regina neighborhood, Wascana View. This 2200+ sq ft home has so much offer and has been well maintained and updated by its current owners. Upon entering the property you are greeted by a large tile foyer with access to the insulated double attached garage (23x21) with two new double overhead doors. To the left of the foyer is a spacious formal living & dining room area with gleaming hardwood floors and vaulted ceilings. Further down the hall, you will find an eat in dining area, access to the backyard patio and the large u-shaped kitchen. The kitchen has newer stainless steel appliances, quartz countertops and nicely painted cabinets with ample storage and counter space. Heated floors will warm your toes in different areas of the main floor (kitchen, non formal living area & foyer). Finishing the main floor is an additional bedroom or office, the 2 pc bathroom/laundry room and the non-formal living room with a wood-burning fireplace flanked by built-in shelving units, large windows and pot lights. On the second floor, you find a spacious 4 pc bathroom, two secondary bedrooms with large closets and the primary bedroom with dual closets & the 5 pc ensuite (double sinks, toilet, stand up shower & soaker tub). Down to the basement you have a large recreation room, three multi-use flex spaces or dens, the 3 pc bathroom and the storage/utility room. In the backyard you are protected by the privacy of mature trees, a PVC deck, patio area & a garden. Both the front & back yard feature mature plants and lush grass with nice landscaping accents. A few noteworthy upgrades to the home include 35 year shingles (2011), 2x furnaces & a/cs (2017), PVC windows, casing & trim throughout, tile flooring, pot lights and so much more. This home is in great condition and awaits new owners. Contact your real e...

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Royal

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Primary Bedroom 14'9" x 13'5"

3pc Bathroom x x x

4pc Ensuite bath x x x

Den 10'2" x 9'9"

Bedroom 14'0" x 9'11"

Utility room x x x

Bedroom 8'11" x 9'1"

Living room 23'7" x 13'5"

4pc Bathroom

Kitchen/Dining room 22'0" x 12'0"

Other 24'10" x 20'4"

Family room 20'5" x 13'5"

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Den 12'4" x 8'7"

Bedroom 9'9" x 9'4"

Den 7'8" x 5'7"

2pc Bathroom x x x