



SASK MLS®

## Regina Saskatchewan

\$999,999

Welcome to this stunning home with over 4000 square feet of living space on 3 levels located on a quiet bay in Albert Park. This remarkable 1977-built home has undergone a dramatic transformation into a modern-day showpiece. No detail has been overlooked, making it a true gem. Step inside, and you'll be greeted by impeccable craftsmanship with hardwood floors flowing through the formal living room, family room, and dining room, creating an elegant and cohesive living space. Adjacent to the kitchen, an additional dining room with large windows offers a view of the private backyard, perfect for family gatherings. Finishing of the main floor is half bath, storage room, and an office/den, with a separate entrance, currently serves as a hair salon. Moving upstairs, four bedrooms, a bonus room with a fireplace, and a five-piece main bath with dual sinks await. The primary bedroom is a true oasis with two balconies, custom walk-in closet, and an ensuite featuring a BainUltra air jet tub. The basement is an entertainment haven with a soundproofed theatre room, a bedroom, a spacious laundry room, and large utility room with lots of storage space. Outside, the exterior boasts an EIFS acrylic stucco system, stained hardy board siding and a tile roof with commercial-grade gutters, ensuring a harmonious blend of visual appeal and long-lasting durability. The heated garage, complete with an epoxy floor, caters to automotive enthusiasts, while the meticulously tended spacious yard offers outdoor serenity, featuring a covered deck, patio, and much more. Additional features include Roxul insulation, safety glass railings, integrated audio wired for Control 4, Thasos marble, automotive finish on exterior doors,, LED pot lights, a Strass crystal chandelier, two gas fireplaces, triple-pane windows, and built-on piles. Don't miss out on this property uniting modern luxury and meticulous...

Primary Bedroom 14 ft X 14 ft ,8 in

4pc Ensuite bath xx x xx

Bedroom 9 ft X 12 ft ,5 in

Bedroom 9 ft X 12 ft ,5 in

Bedroom 9 ft X 12 ft ,5 in

5pc Bathroom xx x xx

3pc Bathroom xx x xx

Utility room 21 ft ,5 in X 14 ft

Living room 19 ft X 12 ft ,5 in

Family room 19 ft X 13 ft

Dining room 11 ft X 11 ft ,8 in

Kitchen 20 ft X 11 ft ,8 in

Listing Presented By:



Originally Listed by:

RE/MAX Joyce Tourney Realty

<http://www.tourneygroup.com/>



Royal

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**Bonus Room** 17 ft X 13 ft

**Media** 15 ft ,5 in X 12 ft ,5 in

**Laundry room** 13 ft X 10 ft ,5 in

**Bedroom** 10 ft ,5 in X 11 ft

**Dining room** 12 ft ,6 in X 11 ft

**2pc Bathroom** xx x xx

**Office** 11 ft X 11 ft