



# Regina Saskatchewan

\$749,900

From the moment you pull up to the curb this home smiles at you. Approaching the front, the large window area immediately draws your attention, flooding the home with natural light. Built by Kratz Homes. A spacious foyer, provides a warm & welcoming atmosphere, W convenient access to the garage & a large front closet (5'11" x 8'9"). Upstairs, you are greeted by stunning wire brushed oak flooring, leading you to the heart of the home where the living room, dining area, & kitchen seamlessly merge. A large picture window in the living room offers a glimpse of the private backyard oasis awaiting you. The kitchen is a chef's delight, featuring an abundance of convenient pull-out drawers, expansive counter space, a corner pantry, built-in microwave & generous eating bar. Convenient main floor laundry room W cabinetry & storage. The primary bedroom easily accommodates a king-size bed, (TV hook-ups behind the mirror) & boasts a bright & crisp ensuite W double sinks, jetted tub, separate shower W molded seat, & a walk-in closet. Well-appointed main floor bath completes this level. Venture downstairs to discover a fully finished lower level W expansive family room area, large windows, two good-sized bedrooms, plenty of closet storage space, a three-quarter bath plus a fully finished secured storage room. Mechanical room offers additional storage space. Step outside from the garden door in the living room onto the 24' x 10' low-maintenance deck W retractable awning, perfect for enjoying breathtaking views & amazing sunsets. Lower level patio surrounded by lush greenery, providing a peaceful retreat. All yard ornamentation, furniture, & indoor decorative items can be included at a neutral price. The garage is also meticulously maintained: insulated, drywall, heated & ample lighting. Staggered lengths provide space for larger vehicles. Situated in an excellent location offering p...

Family room 18 ft ,1 in X 18 ft

Dining room 12 ft ,2 in X 12 ft

Bedroom 14 ft ,8 in X 11 ft ,1 in

Kitchen 13 ft ,5 in X 7 ft ,6 in

Bedroom 8 ft ,6 in X 11 ft ,1 in

Laundry room 5 ft ,5 in X 7 ft

3pc Bathroom Measurements not available

Bedroom 10 ft X 9 ft

Den Measurements not available

4pc Bathroom Measurements not available

Utility room Measurements not available

Primary Bedroom 13 ft ,9 in X 11 ft ,1 in

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://merielgordon.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Living room 14 ft,6 in X 11 ft,1 in

4pc Ensuite bath Measurements not available