

## Regina Saskatchewan

\$499 900

Welcome to 8319 Rankin Drive. Located in the desirable neighbourhood of Westhill, near walking paths, parks, outdoor rink & the Joanne Goulet Golf Course, with easy access to the Ring Road, Regina Bypass as well as many other amenities. This 1789 sqft 2-Storey has been very well cared for & updated over the years, it features 5 bedrooms, 4 bathrooms, Solar panels, heated attached garage, 3 car driveway & more. Entering this home you'll be greeted by a spacious foyer (credenza included), hardwood floors in the formal living & dining rooms, the kitchen is very functional with plenty of cupboard & prep space as well as a high end dual dishwasher & enduction range. The family room is spacious & bright with a n/gas fireplace as a focal point. Rounding out the main level is the laundry room, 2pc bath room & door to the insulated/heated garage. Upstairs features 4 bedrooms including a large primary with walk in closet & 4pc ensuite with steam shower. The basement is cozy with a large bedroom (window egress does not meet current building code standards), family/game rooms, a 3pc bathroom with heated floor & mechanical room complete with HE furnace, Air Exchanger, & supply from the solar panels directly to the panel. This home backs south which lets in an abundance of natural light & is great for the solar system which can greatly reduce the monthly power bills. The back yard features a large deck with pergola/awning, natural gas supply for the BBQ, disconnect for future hot tub, garden box's and a large garden shed. This is a truly move-in ready home that has been thoughtfully updated over the years. Don't miss your chance to own this Westhill gem. Contact your REALTOR(R) today to schedule your private showing. (id:6769)

 Bedroom 11'10" x 9'9"
 Living room 12' x 11'12"

 Bedroom 11'10 x 8'4"
 Kitchen 9'9" x 12'

 Bedroom 10' x 8'5"
 Dining room 9'2" x 10'1"

Listing Presented By:



Originally Listed by: Royal LePage Next Level



Royal

## LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax

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Primary Bedroom 12' x 15'8"

2pc Bathroom Measurements not available
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4pc Bathroom Measurements not available
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