



SASKMLS

# Regina Saskatchewan

\$1,349,000

Welcome to this stunning custom-built 2-storey walkout home nestled in the prestigious Wascana View neighborhood. Perfectly positioned to back onto a serene park/green space and scenic walking paths, this home combines luxury with the ideal location. You'll be captivated by the grandeur of the curved staircase and the soaring 20ft ceiling in the formal living room. The living room boasts a gas fireplace and the dining room offers breathtaking views. The gourmet kitchen featuring an abundance of oak cabinetry, gleaming granite countertops, and a dining nook that opens onto your upper balcony. Adjacent to the kitchen is a spacious family room with a 2nd gas fireplace. The convenient den/office has a thoughtfully placed cutout to the family room. Completing the main floor are a stylish 2pc bath, a well-appointed laundry room, and a mudroom with direct access to the triple attached garage. Upstairs, you'll find 3 generous bedrooms, including a primary suite with a separate sitting room, a large closet, and an additional walk-in closet. The luxurious 5pc ensuite and 5pc main bathroom offer spa-like comfort. The front of the home features a charming loft space and there's a bonus room that could serve as a 4th bedroom or a delightful playroom. The fully developed walkout basement is an entertainer's paradise, complete with a spacious rec-room, a wet bar, ample room for a games area, and a theater space. An additional bedroom and a 4pc bathroom provide comfort and convenience for guests. The insulated and drywalled triple attached garage includes a large storage room for all your seasonal items. Both the front and rear yards are beautifully landscaped, with a gate leading directly to the park. This home features a robust floor truss system, a 4.5ft concrete crawl space constructed on piles, walnut hardwood flooring, newer shingles, two high-efficiency furnaces (installed ...

Listing Presented By:



Originally Listed by:  
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Royal

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- Bedroom 11 ft ,9 in X 15 ft ,6 in
- Bedroom 11 ft ,11 in X 14 ft ,7 in
- Other 12 ft ,3 in X 29 ft ,3 in
- Storage 6 ft ,11 in X 11 ft ,9 in

5pc Bathroom Measurements not available  
Living room 12 ft ,6 in X 15 ft ,11 in

Loft 8 ft ,4 in X 9 ft ,7 in  
Dining room 11 ft ,7 in X 15 ft ,3 in

Bonus Room 11 ft ,11 in X 10 ft ,7 in  
Kitchen 10 ft ,0 in X 11 ft ,9 in

Primary Bedroom 12 ft ,11 in X 10 ft ,9 in  
Dining nook 8 ft ,4 in X 10 ft ,9 in

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**5pc Bathroom** Measurements not available

**Other** 6 ft ,7 in X 13 ft ,8 in

**Bedroom** 12 ft X 14 ft

**4pc Bathroom** Measurements not available

**Family room** 14 ft ,8 in X 16 ft ,1 in

**Den** 12 ft ,3 in X 13 ft ,2 in

**Laundry room** 5 ft ,10 in X 9 ft ,11 in