



# Regina Saskatchewan

\$1,225,000

Welcome to this exceptional, custom-built Century West Home equipped with Savant home automation system. With 4,124 sqft of total living space, backing a park in the Greens On Gardiner, this property is a mix of timeless design and quality craftsmanship. Upon arrival, you'll notice the spacious driveway and a dream, heated, triple attached garage completely finished. The exterior showcases large windows, stunning stonework, and acrylic stucco, all complemented by 8' double wooden entry doors. Inside, the main floor boasts 10-foot ceilings through this custom floorplan. The foyer welcomes you with a two-way gas fireplace and a front sitting room. The kitchen demands your attention with an abundance of two-tone cabinetry, stainless steel appliances and a picturesque view of the park. To one side of the generous dining area, you are welcomed into the 3 season sunroom with a serene view overlooking the park, and to the other side, your main living room with second gas fireplace, and built in shelving. Glass French doors lead to a versatile office or secondary bedroom. The primary bedroom includes a spacious walk-in closet and a breathtaking 5-piece ensuite. This level is completed with a laundry room and a 2-piece bathroom. In the walkout lower level you are captivated with the open concept design, large windows offer stunning views of the manicured maintenance free backyard and patio. The basement features two more bedrooms, each with walk-in closets, and a gym area. Entertaining is made easy with a wet bar, full-sized fridge, built-in dishwasher, and microwave, all connected to a spacious family room wired for surround sound. The basement also includes a 4-piece bathroom, a games area and a storage/utility room with expansive built in cabinets for organization. Built on a crawl space, this lower level feels like anything but a "basement". The wow factor truly is an u...

Bedroom 13 ft ,5 in X 15 ft ,4 in

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3pc Bathroom Measurements not available

Games room 19 ft ,6 in X 12 ft ,2 in

Family room 13 ft X 17 ft

Other 13 ft X 17 ft

Kitchen 17 ft ,10 in X 16 ft ,1 in

Dining room 17 ft ,6 in X 11 ft ,5 in

Dining nook 16 ft ,7 in X 12 ft ,7 in

Living room 15 ft X 21 ft ,4 in

Bedroom 11 ft ,7 in X 13 ft ,1 in

Den 11 ft ,7 in X 13 ft ,1 in

Listing Presented By:



Originally Listed by:

Royal LePage Next Level

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**Kitchen** 13 ft,6 in X 13 ft,4 in

**Utility room** 11 ft,9 in X 32 ft

**Foyer** 11 ft,7 in X 11 ft,3 in

**5pc Bathroom** Measurements not available

**2pc Bathroom** Measurements not available

**Laundry room** 7 ft,10 in X 8 ft,3 in