



# Regina Saskatchewan

\$799,900

This fully developed modified bi-level built by Ripplinger Homes is perfect for any growing family! Located in Greens on Gardiner less than a block away from Ecole Wascana Plains & Ecole St. Elizabeth Elementary Schools & is close to parks, walking paths, shopping & amenities. This gem is maxed out with upgrades & is move in ready. The stunning street appeal has maximum width of the triple garage with an extra wide driveway for parking. Upon entry is the spacious foyer with vaulted ceilings & walk in closet mudroom with built ins & granite drop spot. Up to the modern open plan living room, dining & kitchen is a gas fireplace with built ins, spacious dining area & a 'WOW' kitchen with a huge oversized island. The dream kitchen has double ovens, built in microwave, dishwasher, gas range top, tiled backsplash & stunning vaulted ceilings. The back wall is a row of windows & a garden door leading to the huge composite deck with privacy glass, fully PVC fenced yard that was professionally landscaped, RI for a hot tub & interlocking brick leading to the drive thru garage door. Back inside on the main floor are 2 bedrooms & a 4 pce bath. Upstairs the primary wing is truly a retreat w/ a quiet nook built in office space, laundry room with a sink & lots of storage. The primary bedroom easily houses a king bed & has a wall of built ins with granite & blackout blinds. The ensuite has his & her sinks, walk in shower & soaker tub. A large walk in closet completes this space. The basement has high ceilings & large windows that make it feel light & airy. The massive rec room has a gas fireplace, room for a gym area & projector screen. There are 2 more bedrooms (one was previously used as a gym with mirrors), 4 piece bath & large mechanical room with an additional huge storage room. The 26x34 triple attached garage is heated, finished, has epoxy flooring, an abundance of cabinets, ...

Loft 13 ft ,8 in X 8 ft

Primary Bedroom 16 ft X 13 ft

5pc Bathroom Measurements not available

Laundry room Measurements not available

Other 2 bedrooms 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.

Bedroom 11 ft X 10 ft, 4 in

Storage 14 ft ,8 in X 8 ft ,8 in

Foyer Measurements not available

Mud room Measurements not available

Living room 16 ft, 4 in X 15 ft, 10 in

Dining room 12 ft, 0 in X 10 ft, 0 in

Kitchen 15 ft, 0 in X 14 ft, 8 in

Listing Presented By:



Originally Listed by:  
Century 21 Dome Realty Inc.

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Bedroom	11 ft X 10 ft ,4 in	4pc Bathroom	Measurements not available
4pc Bathroom	Measurements not available	Bedroom	12 ft X 9 ft
Utility room	14 ft ,8 in X 8 ft ,8 in	Bedroom	11 ft X 10 ft