

37 Regatta Way
Sylvan Lake, Alberta

MLS # A2229247



\$457,300

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Vinyl Windows		
Inclusions:	Dishwasher, Microwave, Stove, Refrigerator, Washer, Dryer, Central Air Conditioner, Cabinets in Garage, Pergola, Shed		

This well-maintained bi-level home offers 4 bedrooms and 2 full bathrooms, with 2 bedrooms upstairs and 2 down—perfect for families, guests, or a home office setup. Step into a bright and inviting main level featuring an open living area filled with natural light. The functional layout offers great flow and comfort, and with central air conditioning (June 2025). Downstairs, enjoy a spacious family room, 2 additional bedrooms, a full bathroom, and plenty of room to relax or entertain. Outside, the property continues to impress with an oversized single detached garage(19'3"x19'3") that is heated, features durable epoxy floors, and includes a workspace with cabinets—perfect for hobbies, projects, or extra storage. There’s also extra parking in the back for vehicles or toys. A new fence (2024) adds privacy to the beautifully maintained yard. Relax or entertain on the private deck, complete with a pergola for shade, ideal for sunny afternoons or evening get-togethers. Located in a desirable neighbourhood close to schools, parks, shopping, and just minutes from the lake, this home offers the perfect blend of privacy, space, and convenience.