

**14 Radcliff Way  
Sylvan Lake, Alberta****MLS # A2256447****\$429,900**

<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, See Remarks		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected

**Features:** Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, GARAGE DOOR OPENER AND CONTROL, BLINDS

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 3 BEDROOM, 3 BATHROOM BI-LEVEL IN RYDERS RIDGE ~ WEST FACING BACKYARD THAT BACKS ONTO A WALKING PATH ~ DOUBLE DETACHED GARAGE, REAR PARKING PAD W/PAVED BACK ALLEY ~ Covered front entry welcomes you and leads to the bright and welcoming foyer with tile floors, high ceilings and a spacious coat closet ~ Open staircase leads to the living room that features vaulted ceilings and a large picture window that allows natural light to fill the space ~ Stylish pillars separate the dining room, where you can easily host large gatherings ~ The kitchen offers a functional layout with plenty of dark stained cabinets, a large unobstructed island with an eating bar, full tile backsplash, windows above the sink that overlook the backyard and stainless steel appliances ~ Garden door access leads to a partially covered west facing deck with privacy panels and enclosed storage below ~ The primary bedroom can easily accommodate a king size bed, has a walk in closet with built in organizers and a 3 piece ensuite ~ 2nd main floor bedroom is also a generous size with ample closet space, and is conveniently located next to the 4 piece main bathroom ~ The full finished basement has large above grade windows and offers tons of additional living space including a huge family room, oversized bedroom with space for a sitting area, 3 piece bathroom with a walk in tile shower, laundry and space for storage ~ Other great features include; Central vacuum with attachments, roughed in underfloor heat, potential for a 4th bedroom ~ The sunny west facing backyard is landscaped, partially fenced, has enclosed storage below the deck, and backs onto a green belt with a walking trail ~ Double detached garage and a rear parking pad with room for an RV or toys, and a paved

back alley ~ Located close to schools, multiple shopping plazas with all amenities, walking trails, and parks with easy access to the highway ~ This move in ready home is available for immediate possession!