

# \$599,900 - 15 Rosse Place, Sylvan Lake

MLS® #A2181468

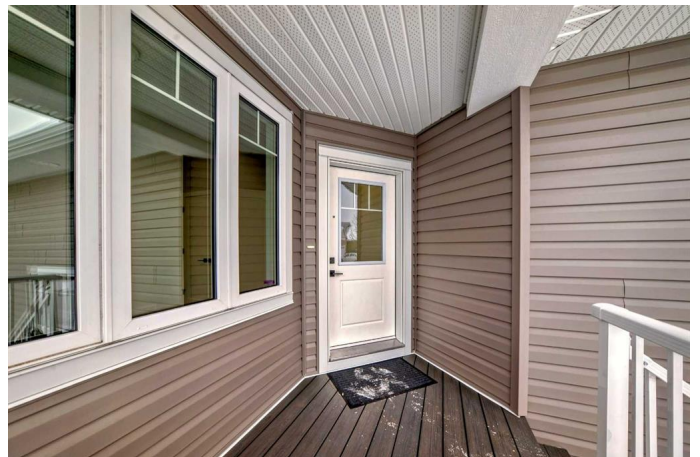
**\$599,900**

2 Bedroom, 2.00 Bathroom, 1,301 sqft

Residential on 0.24 Acres

Ryders Ridge, Sylvan Lake, Alberta

Exquisite Newly Constructed Adult-Living Half Duplex with Expansive Lot. Step into refined living with this stunning newly built adult-living half duplex, perfectly situated on an expansive 10,000 sq. ft. lot. This exceptional property offers ample space for a detached garage, RV parking, a golf green, a garden, or any other outdoor amenities you envision. Boasting 1,300 sq. ft. of thoughtfully designed main-floor living space and an undeveloped walkout basement. From the moment you arrive, the charm of this home is undeniable. The composite front porch welcomes you, setting the tone for the quality and elegance within. Upon entering, youâ€™ll find a spacious second bedroomâ€™ideal as an office, den, or guest roomâ€™featuring a large window that fills the space with natural light. The functional entryway flows seamlessly, providing access to the attached garage and a convenient main-floor laundry room, which carries you into a walk-through pantry that leads into a stunning open-concept living area, anchored by a thoughtfully designed kitchen. Complete with quartz countertops, stainless steel appliances, soft-close cabinetry, and ceiling-height cupboards, this kitchen is as beautiful as it is practical. The generous island is perfect for meal prep or casual gatherings, while the adjoining dining area features sliding doors that open onto a private dura-deck with a privacy wall and a gas hookup for seamless outdoor entertaining. The living room is bathed in natural light thanks to oversized windows



that offer picturesque views of the expansive backyard. Pre-wired for a wall-mounted TV, this space is ideal for relaxing or hosting guests. The primary suite is a tranquil retreat, offering ample room for a king-size bed and accompanying furnishings. The ensuite features dual sinks, a comfortable 4-foot shower with a built-in bench. Sliding barn doors lead to a generously sized walk-in closet. A second full bathroom with a tub and shower ensures comfort for guests or visiting family. This home is enriched with numerous upgrades, including triple-pane windows for superior energy efficiency, roughed-in in-slab heating, a dedicated RV sewer dump, maintenance-free vinyl fencing, dura-decking, painted basement floors, enhanced soundproofing in the shared party wall, and so much more.

Built in 2023

**Essential Information**

MLS® #	A2181468
Price	\$599,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,301
Acres	0.24
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	15 Rosse Place
Subdivision	Ryders Ridge
City	Sylvan Lake

County	Red Deer County
Province	Alberta
Postal Code	T4S 0M7

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Pantry
Appliances	See Remarks
Heating	Forced Air, Natural Gas, ENERGY STAR Qualified Equipment, In Floor Roughed-In
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Walk-Out, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	November 28th, 2024
Days on Market	149
Zoning	R2

### Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.