



GRASSROOTS

REALTY GROUP

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**5 Leonard Close
Sylvan Lake, Alberta**

MLS # A2284892



\$999,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,239 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

This exceptional home in Lakeway Landing defines luxury living in Sylvan Lake, offering over 2,200 sq ft of impeccably finished space designed for both everyday comfort and entertaining. The open-concept main level is anchored by a striking Douglas Fir beam, soaring 20-foot ceilings, and a dramatic floor-to-ceiling stone fireplace, all flooded with natural light from expansive windows. The chef-inspired kitchen blends function and beauty with granite countertops, stainless steel appliances, a rare side-by-side fridge and freezer, and custom cabinetry featuring thoughtful storage solutions. A walk-through pantry connects to the mudroom, while triple patio doors off the dining area open to a spacious deck—perfect for morning coffee or evening gatherings. Upstairs, the primary suite is a true retreat with a spa-like five-piece ensuite, freestanding soaker tub, large glass shower, and walk-in closet with custom organizers. A private patio with lake views completes the suite. A second bedroom, full bathroom, and a well-designed laundry room complete the upper level. The walkout lower level offers two additional bedrooms, a large bathroom, wet bar, and spacious family room, with access to a covered outdoor living area surrounded by low-maintenance landscaping. Built to an uncompromising standard, this home features in-floor heating in garage, ensuite and basement, central AC, HRV system, on-demand hot water, spray-foam insulation, and a heated triple-car garage with 12.5-ft ceilings. A rare blend of elegance, efficiency, and craftsmanship in one of Sylvan Lake’s most sought-after communities.