



GRASSROOTS
REALTY GROUP

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7, 5301 Windward Place
Sylvan Lake, Alberta

MLS # A2295560



\$349,900

Division:	Newport		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,447 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 308
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Pantry		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Garage Door Controller, Window Coverings

Located in the charming town of Sylvan Lake, this beautiful townhome in Newport Village offers a perfect blend of comfort and convenience. With 1,447 square feet of thoughtfully designed living space, this home features soaring 9-foot ceilings, a combination of durable vinyl plank flooring and cozy carpet, and an inviting open floor plan. The large south-facing rear windows provide an abundance of natural light and picturesque views of the serene treed area. The modern kitchen is equipped with a functional island, wood cabinets, and a pantry, making it ideal for cooking and entertaining. Upstairs, you'll find three spacious bedrooms, including a generously sized primary suite with a walk-in closet. The convenience of second-floor laundry adds to the home's appeal. The living room opens onto a back deck with a yard, offering a great space for relaxation. The unfinished basement presents an opportunity to customize to your needs. A one-car attached garage provides added convenience. Enjoy the benefits of professional management, which includes exterior maintenance, lawn care, and snow removal including walk-ways and driveway, allowing you more time to experience the lake and all the activities Sylvan Lake has to offer. This low-maintenance home is perfect for those seeking a balance of modern living and outdoor enjoyment. Pets no bigger than 18 inches at highest point. 40