



GRASSROOTS
REALTY GROUP

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**8 Laurel Close
Sylvan Lake, Alberta**

MLS # A2295679



\$879,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,659 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: Hot Tub "As is", Tv in media room, pool table, storage shed, security system, water softener, window coverings,

Move In Ready - This meticulously taken care of home has had many updates between 2024-2026: new roof, new dining room window with 4th level tint for extra privacy, new furnace, smart exterior built in lights installed with gutter guard eavestroughs, all new higher end appliances. The hot water on demand and 3 seasons room are great additions with added protection of permits and warranty. Enjoy the gas bbq with the west facing sunset and no neighbors! Real wood cabinetry and quartz throughout, custom window coverings, feature ceilings, walk-in pantry, and surround sound on both levels. The walkout basement has unbelievable storage, cork floors, a wet bar, theatre room, and underfloor heat — pool table and theatre stay. All furniture is negotiable. Triple heated garage, heated driveway and newly installed EV charger (can stay)