



**GRASSROOTS**  
REALTY GROUP

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**8 Holbrook Place  
Sylvan Lake, Alberta**

**MLS # A2303787**



**\$799,000**

<b>Division:</b>	Hewlett Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,697 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Garage Heater

Welcome to this absolutely stunning, newer (2024) bi-level home, thoughtfully designed with luxury finishes and modern family living in mind. From the moment you step inside, you'll be impressed by the bright, open-concept layout that seamlessly connects the living, dining, and kitchen spaces—perfect for both everyday living and entertaining. The heart of the home is the beautifully appointed kitchen, featuring elegant quartz countertops, full-height cabinetry, a stylish stone backsplash, and an upgraded pantry for ample storage. The adjoining family room offers a warm and inviting atmosphere with a cozy wood-burning fireplace, ideal for relaxing evenings. This home offers three spacious bedrooms, including a truly impressive primary retreat located on the upper level. Enjoy a spa-inspired ensuite complete with dual sinks, a luxurious soaker tub, a walk-in shower, and a massive walk-in closet with built-in storage and motion lighting. Two additional bedrooms are conveniently located on the main floor, along with a full bathroom and main floor laundry (with rough-in for a sink). The unfinished basement provides incredible potential, featuring 9-foot ceilings, rough-ins for in-floor heat, electrical, a full bathroom, and laundry—ready for your future development. Step outside to a fully landscaped, fenced pie-shaped lot with plenty of room for family activities. The large covered vinyl deck offers additional storage with power underneath, while the RV gate and pad and dual side gates add extra convenience. Additional highlights include an attached heated double garage, ICF foundation, triple-pane windows with electric blackout blinds, A/C, HRV system, and a hot water circulation pump for instant comfort. Located close to schools, parks, walking trails, shopping, and just a short drive to the lake, this exceptional home offers the perfect blend

of luxury, comfort, and lifestyle.