



**4205 Lakeshore Drive  
Sylvan Lake, Alberta**

**MLS # A2305221**



**\$1,575,000**

<b>Division:</b>	Cottage Area		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,331 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Gravel		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Rectangular Lot, Views		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Wood Frame	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** sod, poured concrete sidewalk, concrete parking pad beside the garage

Imagine the possibilities here! Situated in the perfect central location on Lakeshore Drive, w/ beautiful views from 3 front decks, this Amazing brand new home has a Legal Suite! Right across the street is the park & the beach, 1/2 block from food & shopping, this could be the Perfect home for an Air BnB, either from the legal suite downstairs or from the upper floor. Enter from the east facing door into the fully insulated stairwell & choose to go upstairs to the main levels or downstairs. Or enter from the south (back) deck into the main area & you will be amazed @ all the windows and light. Every little detail was considered, from the moment you enter this spacious entrance with built in bench & hooks, to the half bath with full tile wall & the view towards the front of the home to the lake. This kitchen is the dream layout, with an over 5'x12' island with a leather finish quartz countertop (check out the storage underneath the overhang), the pull out shelf for your mixmaster or blenders, the custom coffee bar with RO tap to fill up your coffee maker & wine rack above. Beside the stove is spice & knife storage. The FULL SIZED fridge/freezer will make you giddy! Through the pocket door to your custom pantry with sink, tons of shelving & more cabinetry. Not to be outdone, this living room features a VIEW through triple paned windows & a fireplace that's so powerful it could heat the whole house. From the dining area, head out the patio doors to this covered deck with glass railing & has a gas line for a firetable. Upstairs, this stairwell takes advantage of its location with no neighbors & uses more windows to bring in morning light. 2 good sized bedrooms, a full bathroom with room for your custom shelving unit & a large linen make excellent use of the space. This laundry room will make everyone want to spend time in it, with a built in ironing board & custom cabinetry that is thoughtfully

planned to make sure everything gets a spot. The primary bedroom area is a retreat that makes you want to stay in bed all day & enjoy the view from the multitude of windows & or head out the patio door that lead onto this 3rd level deck with even better views of the lake & town. This upper deck is partially covered, & was beefed up to allow a hot tub on this level if wanted, with 220 wiring ready as well as gas line for heater or firetable as well. The ensuite features a soaker tub, an extra large tile shower & double sinks + underfloor heat. Stroll into this walk in closet that will make you jump for joy with all the organization. & This legal suite is bright & airy, has a walk up & full patio with view of the lake as well, 2 good sized bedrooms & underfloor heating & it's own HRV + it's own laundry as well! Furnace room has 2 HW on demand, 2 HRV, 1 high efficient furnace & RO system. 24x24 garage is insulated & drywalled & roughed in for gas heat. Concrete pad will be poured for extra parking beside garage.