



78 Lakeway Boulevard  
Sylvan Lake, Alberta

MLS # A2305795



**\$559,000**

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,270 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** BBQ outside on ground level.

Welcome to this spacious and versatile bi-level walk-out home, offering exceptional functionality. The main floor features 2 bright bedrooms plus a dedicated office, along with an open-concept kitchen and living room—perfect for everyday living and entertaining. Step out onto the west-facing deck and take in beautiful evening sunsets. The fully developed walk-out basement is a standout feature, complete with 2 additional bedrooms, an open living area, and an illegal suite setup—ideal for extended family. Car enthusiasts and hobbyists will love the oversized 21' x 29'6" garage, offering plenty of space for vehicles, storage, and projects. There's also RV/boat parking alongside the garage, plus a handy dog door leading directly to the backyard. Additional highlights include a large laundry room with ample space and storage, and open-concept living on both levels for a bright, welcoming atmosphere. This home combines space, practicality, and versatility in a layout that truly stands out.