



23 Westside Close
Rural Lacombe County, Alberta

MLS # A2305803

\$1,699,900



Division:	Westside Country Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,678 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Driveway, Heated Garage, Paved, Triple Garage Attached		
Lot Size:	0.76 Acre		
Lot Feat:	Back Yard, Lake, Landscaped, Many Trees, No Neighbours Behind, See Rem		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	Shared Well
Floors:	Carpet, Vinyl	Sewer:	Sewer, Shared Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-39-2-W5
Exterior:	Other	Zoning:	R-RLA
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: Hot Tub, Home theatre and components, Shed, Lawn chairs around firepit in backyard

Lake life, upgraded Stunning bungalow on 0.76 acres just 20 minutes west of Red Deer on Sylvan Lake—bringing the views and a fully developed walkout. Offering 5 bedrooms (3 up), 3 full baths, and a bright, trendy open-concept layout. The kitchen delivers with granite, newer (under 5 years) stainless appliances, corner pantry, and a large island made for gathering. The living room? Cozy stone gas fireplace and wall-to-wall lake views that do all the talking. Downstairs is where it gets fun—spacious family room, wet bar, and a theatre room (projector & screen included) with walkout access to the covered patio—hot tub—s already warm and waiting. Outside, take it all in from the massive full-width deck or unwind in the beautifully landscaped yard. Need garage space? Covered—a 38x28—triple attached, fully finished with epoxy floors and a drive-through bay. Extras include in-floor heat, A/C, on-demand hot water, RO system, RV hookups, and fresh paint throughout. Located in the gated community of Westside Country Estates with lake access, walking paths, and docks. Lake life with room for everyone—and views for days, you will never get tired of seeing!