



182 Slopeside Drive  
Rural Lacombe County, Alberta

MLS # A2311640



**\$1,195,000**

<b>Division:</b>	The Slopes		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,651 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.34 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Many Trees, Paved, Rolling Slope		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	17-39-1-W5
<b>Exterior:</b>	Composite Siding, Metal Siding , Wood Frame	<b>Zoning:</b>	33
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

The Slopes of Sylvan Lake is an elite new community offering a serene setting and luxurious lake living. Walking distance to the shores of the lake, this location is ideal. Launch your kayaks, paddleboards, or go for a dip! This two-story home is known as "The Tamarack" and is simply stunning. This beautiful home sits on an expansive 0.34 acre lot and backs onto a gorgeous natural green space. The triple car garage provides plenty of indoor parking space. The craftsman design offers an attractive curb appeal complimented with its composite siding and stone accents. Greet your guests on to the lovely veranda that leads into the large entryway. A walk-in closet keeps the clutter of coats and shoes to a minimum. Immediately your eyes are impressed by the 20 foot ceilings and wall of windows. The serene setting surrounds the home and natural light floods the open floor plan. The focal point of the large living room is the soaring fireplace, adorned with both stone and shiplap. The kitchen features a modern design with natural elements, stainless steel appliances and gorgeous granite countertops. A butler's pantry provides a space for all the extras and is easily accessible from the garage. The mood is instantly set for dining with the surrounding windows offering a tranquil setting. Step thru the beautiful glass doors and enjoy the expansive backyard. The office is found off of the dining room and makes working from home a delight. The massive mudroom provides a place for everything and everything in its place. A pretty 2-piece powder room is convenient and perfect for company. As you head upstairs you will enjoy the stunning staircase providing views to below. The second floor features a spacious primary bedroom with a spa-like ensuite and sensational walk-in closet. Two additional bedrooms also boast walk-in closets, and a 4-piece bathroom offers the kids their own space.

Laundry on this upper level is an added luxury. This floor plan is family friendly, functional, and simply fabulous! Future developments of this exclusive neighborhood include walking paths which will connect to the new Birchcliff pathway system, along with a year-round recreation area, including a 4-season multi-purpose sport court with parking, washrooms, picnic tables, barbecues, and a children's playground. Just 90 minutes from both Calgary and Edmonton, the Slopes of Sylvan Lake presents the perfect opportunity for a life at the lake!