



**3 Legacy Cove
Sylvan Lake, Alberta**

MLS # A2311860



\$764,900

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,744 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Garage Door Opener, Insulated, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave hood fan, window coverings, washer, dryer, garage door openers x 2, garage door controls x 2, tv wall mounts, central vac & attachments, AC alarm system (no contract).

A fully developed walkout modified bilevel on a desirable close in Lakeway Landing. The curb appeal is accented by the front attached triple car garage & stucco exterior. The front entryway greets you with towering ceilings, decorative inset tile floors, all overlooking the custom wrought iron railings and maple pillars. Maple glazed two toned kitchen cabinets are accented by stainless steel appliances, crown moldings, a corner pantry, pot/pan drawers, a large island with a silgranite sink and a raised eating bar & full tile backsplash. The eating area has vaulted ceilings, hardwood flooring & patio doors out to the back deck that spans the back of the home and overlooks the green belt. Follow through the arched stone pillars to the living room that is flooded with natural light and warmed by a gas fireplace with tile surround. There is a formal dining room that could be used as an office. There are 2 bedrooms on the main floor, a 4 piece bathroom and the convenience of a main floor laundry room off the front entryway. Follow the hardwood stairs up to the primary retreat that features a king sized primary bedroom with vaulted ceilings, a large walkin closet & a 4 piece ensuite that has an air jet tub, tile work adorning the walls, a window and tile flooring. The walk out basement is a show stopper with 10' ceilings. It has an office area, a games room with built in cabinets & a walkout to the lower level concrete covered patio, a theatre room with solid maple doors, built in cabinets and a beverage fridge. There is a 4th bedroom that is king sized & a 4 piece bathroom with a tiled tub/shower. You'll enjoy the outdoor living space that features an upper deck that spans the entire back of the home with duradeck finishing, glass/aluminum railings, a covered lower level concrete patio that leads to a ground level wood deck & the convenience of having a fully enclosed 2 storey storage shed that's built in, all

backing onto a green belt. Features include: solid doors, spray foam attic above the garage, underfloor heat in the basement, high efficient furnace, new Navien hot water on demand & more. A fantastic location with just steps from parks, paths and the pond. This home was built by the homebuilder Buylo Homes for his and his family's residence with expense spared.