



GRASSROOTS

REALTY GROUP

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**5 Leonard Close
Sylvan Lake, Alberta**

MLS # A2314994



\$975,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,239 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

Some homes check boxes. This one raises the bar. Welcome to Lakeway Landing, Sylvan Lake — where over 2,200 sq ft of thoughtfully designed living space meets the kind of craftsmanship you feel the moment you walk through the door. Soaring 20-foot ceilings, a bold Douglas Fir beam, and a floor-to-ceiling stone fireplace set the tone on the main level. Expansive windows fill the open-concept living space with natural light, creating a warmth that photos can only hint at. The kitchen is built for real life — granite countertops, stainless steel appliances, a side-by-side fridge and freezer, and custom cabinetry with storage that actually makes sense. A walk-through pantry leads to the mudroom, and triple patio doors open from the dining area to a generous deck made for gathering. The upper level is your own private escape. The primary suite features a five-piece spa-inspired ensuite with a freestanding soaker tub, large glass shower, and a walk-in closet with custom organizers. Step out onto your private patio and take in the lake views. A second bedroom, full bathroom, and a smartly laid-out laundry room complete the floor. Downstairs, the walkout level delivers even more — two bedrooms, a full bathroom, wet bar, and a spacious family room that flows out to a covered outdoor living area with low-maintenance landscaping all around. And the details that set this home apart? In-floor heating in the garage, ensuite, and basement. Central AC. HRV system. On-demand hot water. Spray-foam insulation. A heated triple-car garage with 12.5-ft ceilings. This is what happens when quality, comfort, and location come together and at this new price, the timing couldn't be better.