



GRASSROOTS
REALTY GROUP

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71 Bardwell Way
Sylvan Lake, Alberta

MLS # A2315209



\$564,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,716 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microhood, Washer, Dryer, all window coverings, garage door opener and 2 remotes, tv mount, garden boxes, pergola

Built for busy family life and offering the feel of a newer home without the wait of building, this 2024 two-storey in Beacon Hill gives growing families the modern finishes, functional layout, and completed outdoor space they’re searching for in one of Sylvan Lake’s most family-oriented neighbourhoods. Surrounded by parks, playgrounds, green spaces, and steps from Beacon Hill Elementary School, this is a location designed for growing families. With 1,716 Sq.Ft., 3 Bedrooms, 2.5 Bathrooms, a huge Bonus Room, and an attached Double Garage, this home combines thoughtful design with everyday practicality. The main floor features durable vinyl plank flooring, an open-concept layout, and a spacious front entry with a coat closet, Garage access, and convenient Half Bath nearby. The Kitchen was designed to handle real family life, offering quartz countertops, floor-to-ceiling cabinetry, a large pantry, upgraded appliances including a gas stove, a centre island, and an impressive amount of storage and prep space. Natural light fills the Living Room, while the Dining Area opens directly onto the back deck, creating an easy flow for BBQ nights, entertaining, or keeping an eye on the kids outside. Upstairs, the layout continues to work beautifully for families with a huge Bonus Room above the Garage that creates valuable separation between living spaces—perfect for movie nights, a kids’ play area, home office, or additional living space. Alternatively, the current owners use this area as a Bedroom, as it already includes a door and smoke detector. The Primary Bedroom includes a 4 Piece Ensuite and a huge walk-in closet, while the two additional Bedrooms are both generously sized. The large upper-level Laundry Room offers additional storage space as well, helping simplify busy daily routines and keeping everything organized.

The unfinished basement offers plenty of flexibility for the future, whether you envision additional Bedrooms, a home gym, a large rec room, or the ultimate man cave. Outside, the fenced yard is already complete with sod, garden beds, a gas line for the BBQ, and back lane access. The Double Attached Garage is drywalled and wired for a gas heater. Located close to all amenities with easy access to Highway 11, this is the kind of home that makes everyday life feel easier from the moment you move in.