



GRASSROOTS
REALTY GROUP

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5052 Lakeshore Drive
Sylvan Lake, Alberta

MLS # A2315880



\$1,150,000

Division:	Cottage Area		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,693 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Lake, Landscaped, Low Maintenance Landscape, See		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	T.V's and wall mounts		

Stunning Lakeshore Bungalow! This luxury property is located steps from the sandy beach of Sylvan Lake in the desirable Cottage area. With over 3100 sq ft of total living space this home features nothing but high end finishings. Walk into this open concept floorpan to high ceilings, luxury vinyl plank flooring throughout and tons of natural light. Beautiful custom kitchen with an oversized kitchen island, walk through pantry, high end appliances with gas range and tons of storage. Large primary bedroom with walk in closet, ensuite offers custom cabinetry and walk in shower also on the main level is a second bedroom/den and 4 piece bathroom. Beautiful barn doors will open to the mudroom/laundry with built ins and freezer. Fully finished basement offers two additional bedrooms another 5 piece bathroom, a second family room, bar and games area for lots of entertaining. This home features covered front and back porches with composite decking with additional storage under the back deck for kayaks and entertaining needs. Parking and storage is not a problem with an oversized heated double attached garage with high ceilings, and a single detached garage. Maintenance free landscaping with Gas BBQ line makes this the perfect lake home.