



**38 Lucky Place**  
**Sylvan Lake, Alberta**

**MLS # A2317451**



**\$549,900**

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,367 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Microwave, Dishwasher, Downstairs Refrigerator, Window Coverings, Gazebo, Garage Door Control(s), Washer, Dryer, Fire Pit

Welcome to 38 Lucky Place, a beautifully designed 1.5 storey home in the sought-after community of Lakeway Landing, backing onto serene green space. Ideally located close to schools, parks, walking trails, soccer fields, a dog park, and the Sylvan Lake Gulls Stadium, with easy access to Highway 11, this home offers both convenience and lifestyle. The main floor features an open and airy living space highlighted by vaulted ceilings and laminate floors. The kitchen is both functional and inviting, showcasing warm wood cabinetry, a sit-up bar, island prep space, a convenient corner pantry, and stainless steel appliances. The dining area is bright and welcoming, with patio doors that lead to a fully fenced, beautifully landscaped backyard complete with raised garden beds. Step outside to enjoy the large Duradek-covered deck with glass railings and built-in storage below—perfect for summer evenings spent enjoying sunsets, or gathering around the fire pit. Back inside, the living room features large windows and a cozy gas fireplace. The main floor also offers the convenience of laundry, along with one bedroom and a 4-piece bathroom, plus the comfort of central air conditioning. Privately situated on its own level, the primary suite offers a peaceful retreat with a bay window, walk-in closet, and an ensuite featuring a walk-in shower and built-in linen closet. The fully finished basement provides even more living space with two additional bedrooms, another 4-piece bathroom, large windows for plenty of natural light. Underfloor heating was completed in 2023 along with a new hot water tank, adding extra comfort and efficiency. Completing this home is an attached double heated garage, making it as practical as it is beautiful.