



GRASSROOTS
REALTY GROUP

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32 Legend Court
Sylvan Lake, Alberta

MLS # A2318685



\$395,000

Division:	Lakeway Landing		
Type:	Residential/Triplex		
Style:	Townhouse		
Size:	1,274 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Sump Pump(s)		

Inclusions: Extra drywall, flooring, and unattached bath in basement bath

Welcome to this beautifully updated town home with NO condo fees, in the highly sought-after Lakeway Landing neighbourhood. Offering 3 bedrooms and 4 bathrooms, a bright open layout, and an incredible backyard setup, this one truly checks all the boxes. The main floor feels warm and inviting with wide vinyl plank flooring, plenty of natural light, and a great open floor plan. The kitchen is a standout feature with new two-tone cabinetry, brand new samsung appliances, modern light fixtures, and gorgeous finishings, such as stone backsplash, and a stylish breakfast bar. This kitchen has plenty of counter space for everyday living and entertaining. Just off the kitchen you'll find a convenient 3-piece bathroom on the main floor that adds extra functionality for guests or busy households. Upstairs features three spacious bedrooms, including a primary suite with a large walk-in closet and private 4-piece ensuite. A second full bathroom serves the additional bedrooms, making the upper level both practical and family-friendly. The basement already includes a bathroom and offers a wide-open layout ready for you to finish into the perfect family room, extra bedroom, gym, or entertainment space. Out back is where this home really shines. The fully landscaped, low-maintenance yard features a multi-tiered deck, pergola with lighting, hot tub, and great privacy ideal for relaxing evenings or hosting friends. The single detached garage is complemented by an expanded driveway that comfortably fits two vehicles side by side - a valuable and hard-to-find upgrade! This home is close to parks, schools, shopping, and amenities, this home offers space, style, & flexibility. Dont miss out!