



**8 Laurel Close  
Sylvan Lake, Alberta**

**MLS # A2320474**



**\$815,000**

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,663 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Level, No Neighbours		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Tile	<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, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Pool Table, Shed, TV in Media Room, Hot Tub (as-is)

Welcome to 8 Laurel Close, a beautifully upgraded bungalow tucked away on a quiet close in desirable Sylvan Lake. Backing onto green space and situated on a large pie-shaped lot, this impressive 5-bedroom, 3-bathroom home offers exceptional living space, thoughtful updates, and outstanding indoor and outdoor amenities. The bright, open-concept main floor is designed for both everyday living and entertaining. Rich hardwood flooring flows throughout the main level, while the spacious living room is filled with natural light and anchored by a cozy gas fireplace. The stunning kitchen features granite countertops, an island, and newer upgraded appliances, including a stove and microwave with built-in air fryer functionality. The adjacent spacious dining area opens into a beautiful sunroom, added in 2025 and tinted for privacy, creating the perfect space to relax and enjoy the views year-round. The primary suite is a true retreat, offering a generous walk-in closet and a spa-inspired ensuite complete with dual sinks, a soaker tub, and a walk-in shower. A second main-floor bedroom makes an ideal office or guest room, while convenient main-floor laundry adds to the home's functionality. The fully finished walk-out basement features heated floors, three additional bedrooms, a theatre room with surround sound, a spacious recreation room with wet bar, an updated pool table, and a full bathroom—providing plenty of room for family and entertaining. Outside, enjoy the fully fenced yard, covered patio, underground sprinklers, and peaceful green space views. The heated triple attached garage, heated driveway, EV charger, Class 4 impact-resistant shingles, new furnace, permanent exterior LED lighting, and leaf filter gutters add tremendous value and peace of mind. Ideally located near schools, parks, walking trails, shopping, and amenities, with the

lake just minutes away, this exceptional home truly has it all.