



**GRASSROOTS**  
REALTY GROUP

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**58 Bardwell Way**  
**Sylvan Lake, Alberta**

**MLS # A2323183**



**\$789,900**

<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,200 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, Off		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	n/a		

\*\*\*GORGEOUS 10/10, FULLY FINISHED, 2200SQFT TWO STOREY HOME PLUS FULLY FINISHED BASEMENT, CLOSE TO SCHOOLS\*\*\* Presenting a flawless home in the picturesque Beacon Hill community of Sylvan Lake—this 2200sqft (plus basement), 5 bedroom, 4 bathroom home is fully upgraded, and meticulously finished, leaving no stone unturned. Pride of ownership is very evident in this perfectly kept home, in like new condition. Step into a large entryway that leads to a modern, open-concept design with rich vinyl floors covered in tons of natural light from large windows. The home's neutral color palette and high-end finishes enhance its appeal. The chef's kitchen is a standout feature, showcasing an abundance of cabinets and counter space, a stylish tiled backsplash, elegant quartz countertops, and is equipped with stainless steel appliances with gas stove, an under-mount sink, under cabinet lighting, and a large walk-through pantry with tons of storage space. The large island with eat up bar is perfect for casual dining and socializing. The adjacent living room, complete with a feature wall includes a fireplace with mantle - flowing seamlessly into the expansive dining area. The main level also includes a well-appointed mudroom, extra storage, as well as a conveniently located bathroom. Upstairs, you'll find 3 spacious bedrooms, including a luxurious master suite. The master features a stunning 5-piece ensuite with quartz countertops, shower, soaker tub, and an extensive walk-in closet. The upper level also includes a 4-piece bathroom with quartz countertops, 2 spacious bedrooms, perfect games/great room, and large laundry room. The fully finished basement offers a perfect retreat with a generous living room/media room, 2 additional bedrooms, and 4 piece bathroom. Extra features include air

conditioning, surround sound in basement living room, exterior gemstone lights, and more! The oversized fully finished, attached garage is heated - perfect for all your toys including an additional tandem area that can be setup for a man cave or additional parking. Head out back and enjoy the low maintenance, perfect combination of enjoyable living space and manageable lawn - including underground sprinklers, curbing, custom rock, oversized deck with pergola, and privacy walls. Wired for a hot tub, privately setup behind a fully finished vinyl fence. Located close to walking trails, parks, and schools, this home perfectly combines luxury and convenience. Don't miss the chance to make this exceptional property your own.