



**GRASSROOTS**

REALTY GROUP

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**3 Liberty Place  
Sylvan Lake, Alberta**

**MLS # A2326189**



**\$539,900**

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,214 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, On Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<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:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** n/a

\*\*\*ABSOLUTELY STUNNING 5 BED/3 BATH FULLY FINISHED BUNGALOW SHOWING A 10 OUT OF 10\*\*\*. This beautiful home is in a great location, short walk to school. This 1223 sqft plus fully finished basement, shows beautifully with every area built with the highest quality! The main level boasts a large foyer, fantastic open designed living room and dining room, laundry, 2 bedrooms including a large master bedroom with 4 piece ensuite and walk in closet, full 4 piece second bathroom, large windows for tons of natural light, and hardwood/vinyl plank/tile flooring throughout. The stunning kitchen has loads of custom cabinets and counter space, tiled backsplash, stainless steel appliances (3 years old), gas range, and a large pantry. The eat up bar on the island allows for extra counter top space and overlooks a large dining room and living room. Vaulted ceilings, neutral paint tones, and a nice gas fireplace with mantle are perfect additions. The fully finished basement has a spacious family room, full bathroom, 3 very nice sized bedrooms, additional laundry hookups, in-floor heat, and extra storage. Double attached garage is fully insulated, finished, and heated...perfect for all your toys. The large backyard has a nice deck that looks onto the fully vinyl fenced and landscaped backyard. Extra parking for all your vehicles and/or RV/boat. Very nice curb appeal & excellent neighbourhood. Quiet location, close to green space, walking/biking paths, the Sylvan Lake Gulls Stadium, both main highways, and both middle schools.