



GRASSROOTS
REALTY GROUP

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**36 Cameron Close
Sylvan Lake, Alberta**

MLS # A2326909



\$509,900

Division:	Crestview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Modified Bi-Level		
Size:	1,419 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R5A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: 3 TV Mounts (only), All Attached Shelving in Garage

Welcome to 36 Cameron Close in Sylvan Lake! This BEAUTIFULLY MAINTAINED Half Duplex with a Modified Bi Level layout offers the perfect combination of space, comfort, and functionality for growing families. From the moment you step inside, you are welcomed by a BRIGHT and INVITING floor plan filled with natural light. The main level is thoughtfully designed with a spacious FAMILY ROOM, an open concept kitchen and dining area, convenient MAIN FLOOR LAUNDRY, and a PRIVATE PRIMARY BEDROOM complete with its own 4 PIECE ENSUITE. An additional 4 PIECE BATHROOM on the upper level serves the two spacious bedrooms, providing an ideal layout for children or guests. The fully finished basement offers even more living space with a large FAMILY ROOM and two additional bedrooms, giving this home an impressive FIVE BEDROOMS in total. Step outside and enjoy the FULLY FENCED backyard featuring a BEAUTIFUL PVC FENCE, creating a private space perfect for children, pets, or entertaining family and friends. Located in the desirable Crestview neighbourhood of Sylvan Lake, this home is tucked away on a quiet close surrounded by other quality homes. The area is known for its family friendly atmosphere, nearby parks, walking paths, playgrounds, and convenient access to schools, shopping, restaurants, and everyday amenities. Just minutes away, you'll enjoy everything Sylvan Lake has to offer, including its beautiful beach, marina, waterfront parks, and vibrant downtown filled with local shops, restaurants, and year round community events. Sylvan Lake continues to be one of Central Alberta's most sought after communities, offering an exceptional lifestyle for families, professionals, and retirees alike. This is an incredible opportunity to own a spacious, move in ready home in one of Sylvan Lake's most desirable neighbourhoods.

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