



**28 Westwood Crescent
Sylvan Lake, Alberta**

MLS # A2327008



\$530,000

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|------------------|--|---------------|-------------------|
| Division: | Westwood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,224 sq.ft. | Age: | 1997 (29 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Off Street, Parking Pad, RV Access/Parking | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Treed | | |

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|--------------------|-------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: shed

?? ONE-LEVEL LIVING WITH OVERSIZED GARAGE AND WALK OUT BASEMENT?? ? Thoughtfully designed bungalow with a fully finished walkout basement—perfect for those looking to simplify without sacrificing space. ??? 4 Bedrooms | ?? 3 Bathrooms — plenty of room for visiting family, grandchildren, hobbies, or overnight guests. ?? Main Floor Laundry — enjoy the ease and convenience of everyday living all on one level. ?? Bright Open-Concept Floor Plan — a welcoming layout that keeps the kitchen, dining, and living spaces connected for comfortable living and entertaining.?? Walkout Basement — seamlessly extends your living space and opens onto a beautiful covered patio.?? Private, Mature Backyard — surrounded by established trees, offering a peaceful setting to relax with your morning coffee or unwind at the end of the day. ?? Upper Deck Overlooking the Yard — the perfect place to enjoy summer evenings and watch nature in your own backyard. ?? Oversized 22' x 25' Garage — ideal for larger vehicles, extra storage, or a workshop.?? Second Overhead Garage Door — drive right through to the backyard, making it easy to store recreational toys, work on projects, or access the yard with ease. ?? Two Front Parking Pads — including one designed for your RV or trailer, with convenient access to the side yard for long-term storage.?? Quiet Crescent Location — tucked away in a peaceful neighbourhood while remaining close to all the amenities Sylvan Lake has to offer. ?? Perfect for Downsizers — If you're dreaming of leaving stairs behind without giving up the space you love, this home offers the comfort of main-floor living with extra room whenever family comes to visit. This is the kind of home that makes life a little easier, a little quieter, and a whole lot more enjoyable. ??