



GRASSROOTS
REALTY GROUP

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15 Liberty Place
Sylvan Lake, Alberta

MLS # A2327554



\$859,900

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,600 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Heated Garage, Triple Garage Att		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Interior L		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Openers, A/C Unit		

This custom-built walkout bungalow offers the space, craftsmanship, and thoughtful design that families look for when making their next move. With 1,600 square feet above grade, four bedrooms, three bathrooms, and a fully finished walkout basement, this home has been designed to grow with your family while offering plenty of room to entertain. The spacious main floor features an inviting open-concept layout, while the fully finished walkout basement is built for entertaining with a dedicated theatre room, a wet bar, and plenty of space to gather with family and friends. The heated triple attached garage provides plenty of room for vehicles, storage, and hobbies, while the 8,187 square foot lot backs onto a park and pond, creating a backyard setting that's tough to match. Whether you're enjoying your morning coffee on the deck or watching the kids play just beyond the fence, this is a space you'll appreciate every day. Recent updates include new kitchen appliances, hot water on demand, and central air conditioning, allowing you to move in and enjoy with confidence. The yard is equipped with underground sprinklers, making seasonal lawn care that much easier. Added peace of mind comes with a pre-listing home inspection already completed. Combining quality construction, thoughtful updates, and a location backing onto a park and pond, this home offers an exceptional opportunity in one of Sylvan Lake's most sought-after neighbourhoods.