



GRASSROOTS
REALTY GROUP

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76 Lakeway Boulevard
Sylvan Lake, Alberta

MLS # A2328456



\$579,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,186 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Separate Entrance, Storage		

Inclusions: n/a

Where thoughtful design meets everyday comfort. This immaculate walkout bungalow in sought-after Lakeway Landing offers the space, flexibility, and quality today's buyers are searching for. The bright, open-concept main living area is designed for gathering, while the front office provides the perfect work-from-home space or quiet retreat. With 4 bedrooms and 3 full bathrooms, there's room for family, guests, and hobbies alike. The fully finished walkout basement expands your living space and opens to the backyard, creating an effortless indoor-outdoor lifestyle. Car enthusiasts, hobbyists, and those needing extra storage will appreciate the rare combination of both an attached garage and a detached garage, along with convenient rear alley access. Meticulously maintained from top to bottom, this home is truly move-in ready and located in one of Sylvan Lake's most desirable neighborhoods, close to parks, walking trails, schools, and all the amenities that make Lakeway Landing such a wonderful place to call home. Some homes simply check the boxes. This one exceeds them.