



GRASSROOTS
REALTY GROUP

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8 Logan Court
Sylvan Lake, Alberta

MLS # A2333030

\$509,000



No Photo Available

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,549 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, Over		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Central, Mid Efficiency, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Soaking Tub, Storage		

Inclusions: N/A

Welcome to this exceptional walkout home tucked away on a quiet cul-de-sac in Lakeway Landing, one of Sylvan Lake's most desirable family communities. Offering an incredible combination of space and location, this property stands out from the moment you arrive. The bright open-concept main floor is designed for comfortable everyday living and effortless entertaining. Large windows fill the home with natural light while overlooking the expansive backyard. The spacious kitchen features an island, ample cabinetry, and flows seamlessly into the dining and living areas, where a cozy gas fireplace creates the perfect place to gather with family and friends. Upstairs, you'll find generous bedrooms, including a private primary retreat complete with a walk-through closet and full ensuite featuring a relaxing soaker tub and separate shower. The fully developed walkout basement adds valuable living space and offers endless flexibility with direct access to one of this property's most impressive features. The oversized pie-shaped backyard is a rare find and offers unlimited possibilities. Whether you've dreamed of building a detached triple garage, a large workshop, creating the ultimate outdoor entertaining space, or simply enjoying a backyard with room for kids and pets to play, this property provides opportunities that are becoming increasingly difficult to find. Lakeway Landing is known for its family-friendly atmosphere, beautiful parks, playgrounds, walking and biking trails, nearby schools, outdoor fitness amenities, and splash park. Sports enthusiasts will enjoy cheering on the Sylvan Lake Gulls baseball team, while everyone will appreciate being only minutes from shopping, restaurants, and everyday conveniences. Best of all, you're only a five-minute drive from Sylvan Lake's beautiful waterfront, where sandy beaches, boating, paddleboarding, festivals, lakeside

dining, and year-round recreation create one of Central Alberta's most sought-after lifestyles. If you've been searching for a home that combines a walkout basement, an incredible backyard with future development potential, and an outstanding location in one of Sylvan Lake's premier neighbourhoods, this is an opportunity you won't want to miss.