



GRASSROOTS
REALTY GROUP

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38 Bardwell Way
Sylvan Lake, Alberta

MLS # A2338252



\$648,000

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,459 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed, Stone for walk around path on palets		

WELCOME TO BEACON HILL! This beautifully finished 4-bedroom, 3-bathroom modified bi-level offers 1,459 sq. ft. above grade plus a fully developed walkout basement, providing plenty of space for the whole family. Built in 2024, this home combines a modern open-concept design with a functional layout and an abundance of natural light. Step inside to a spacious front entry with soaring ceilings leading to the bright main living area. The kitchen features quartz countertops, stainless steel appliances, a large island with breakfast bar, walk-in pantry and plenty of cabinetry. The adjoining dining area provides direct access to the rear deck, while the spacious living room offers plenty of room for entertaining or relaxing. The main floor also includes a generously sized bedroom, full 4-piece bathroom and convenient main-floor laundry. Privately situated above the garage, the primary suite features a large walk-in closet and 4-piece ensuite. Downstairs, the fully finished walkout basement adds even more living space with a large family room, two additional bedrooms and another 4-piece bathroom. With direct access to the backyard, this level offers excellent flexibility for families, guests or a home office. Additional features include a double attached garage, concrete driveway, vinyl plank flooring, 9' main-floor ceilings and a separate walkout entrance. Located in the desirable Beacon Hill neighbourhood, close to parks, playgrounds, schools, shopping and walking paths. A nearly new home with all the space and finishing already completed—just move in and enjoy!