



GRASSROOTS
REALTY GROUP

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11 Bardwell Way
Sylvan Lake, Alberta

MLS # A2339182



\$785,500

Division:	Beacon Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,546 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: NA

IMPECCABLY MAINTAINED, FULLY FINISHED, TWO STOREY HOME WITH WALKOUT BASEMENT, BACKING ON TO LARGE GREEN SPACE WITH YOUR OWN BACKYARD OASIS. Presenting a flawless gem in the picturesque Beacon Hill community of Sylvan Lake—this 5 bedroom with office, 4 bathroom home is fully upgraded, and meticulously finished. Step into a large entryway that leads to a modern, open concept design with rich vinyl floors covered in tons of natural light from large windows, overlooking the huge green space. The home's contemporary color palette and high-end finishes enhance its appeal. The chef's kitchen is a standout feature, showcasing an abundance of cabinets with wine rack and counter space, a stylish tiled backsplash, and elegant quartz countertops. It is equipped with new stainless steel appliances, an under-mount sink, and a large walk-through pantry. The large island with seating is perfect for casual dining and socializing. The adjacent living room, complete with a stunning gas fireplace, speaker system throughout, and stone wall to ceiling, flows seamlessly into the expansive dining area. The main level also includes a well-appointed mudroom, stand alone office with barn door (could be a 6th bedroom, if needed), as well as a conveniently located bathroom. Upstairs, you'll find 4 spacious bedrooms, including a luxurious master suite. The master features a stunning 4-piece ensuite with granite countertops, a custom tiled shower, and an extensive walk-in closet. The upper level also includes a 4-piece bathroom and laundry room. The fully finished basement offers a perfect retreat with a generous living room, an additional bedroom, and bathroom. Walkout basement has in-floor heat and leads to nice patio, with maintenance-free, oversized covered duradeck. The professionally landscaped yard, with its

low-maintenance design, has a putting green built in. Entertain or relax while overlooking the serene green space behind. Located close to walking trails, parks, and schools, this home perfectly combines luxury and convenience. Don't miss the chance to make this exceptional property your own.