



GRASSROOTS
REALTY GROUP

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**31 Leaside Crescent
Sylvan Lake, Alberta**

MLS # A2339875



\$1,095,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,774 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Concrete Driveway, Drive Through, Heated Garage, Oversized, Triple Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaping		

Heating: In Floor, Forced Air, Natural Gas

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Features: Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Two ovens, Fridge, Cooktop, Bosch built-in coffee maker, Dishwasher, Washer/sidekick washer, Dryer, Two beverage fridges, 7 Tv brackets, Pergola, Garage Sink, Bolted in safe, Alarm System, Security cameras with DVR, Garage door openers with remotes, Two outdoor speakers, 17 foot swim spa, Retractable Hose reel with hose on deck, Built-in central vacuum w/ hose and attachments, Three Sonos amplifiers, Two fireplace remotes, Range hood, Window coverings, Bedroom Ceiling Fan with Remote

Mornings start with espresso from the built-in Bosch in the butler's pantry. Evenings end in the swim spa or around the fire table. This 5-bed, 3-full and 2-half bath two-storey in Sylvan Lake's Lakeway Landing backs onto a city park on a 7,098-square-foot lot, with over 5,100 square feet of living space and high ceilings throughout. The kitchen does the heavy lifting: two sinks, an induction cooktop, two ovens, and a central island seating six, under high-gloss Italian cabinetry. The butler's pantry adds a second sink and beverage fridge. A double-sided fireplace connects the living room and sun room. A private dining room and a main floor office round out the level. The drive-through triple garage has 12-foot ceilings, a hot and cold water sink, radiant heat, and central air. A salt water softener, whole-home Sonos, monitored security with cameras, a 10-year roof warranty, and mostly replaced sealed windows keep the systems current. Upstairs, the primary suite takes the entire east side of the floor, tucked away and private, with its own double-sided gas fireplace, a 200-square-foot walk-in closet, and laundry next door. The 5-piece ensuite has a freestanding soaker tub, a double vanity, and a walk-through double shower. Three more bedrooms (two with built-in desks) and a family room with its own fireplace complete the floor. Downstairs, the finished basement adds a rec room with a wet bar, a gym, and a fifth bedroom. Outside, a 17-foot swim spa and covered deck under a pergola keep the backyard in use three seasons, with a gas line for the fire table. Built-in irrigation and zero-maintenance vinyl fencing mean less upkeep, more use. Walking distance to Gulls Baseball, in Lakeway Landing, Sylvan Lake, Alberta.