



GRASSROOTS
REALTY GROUP

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**14 Wildrose Drive
Sylvan Lake, Alberta**

MLS # A2340490



\$369,000

Division:	Willow Springs		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,213 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Closet Organizers, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: Garage Door Controller

Welcome to 14 Wildrose Drive in Willow Springs, Sylvan Lake! This attached side-by-side bungalow half duplex offers 1,212 sq ft of bright, open-concept main-floor living with 2 bedrooms and 2 bathrooms, including a primary suite with a 3-piece ensuite, plus a 4-piece main bath and a spacious living and dining area. Added bonus of main floor laundry. Recent upgrades include newly upgraded windows and extra attic insulation added when the shingles were replaced, along with custom blinds, ceiling fans, and closet organizers throughout. The full basement is partially finished with a third bedroom, a versatile den, a 3-piece bath, and an expansive games room with plenty of space to spread out or make your own. Outside, enjoy a low-maintenance yard and a deck off the back, with a bike path leading right to the green space behind — a peaceful, private setting you'll never tire of. The double attached garage plus an extra-large driveway offer plenty of parking for family and guests. Location is everything, and Willow Springs delivers! Walking distance to the lake, marina, and golf course, with schools, shopping, sidewalks, and walking/bike paths all close by — this home puts you steps from everything Sylvan Lake has to offer.