



GRASSROOTS
REALTY GROUP

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**8 Hansen Close
Sylvan Lake, Alberta**

MLS # A2343733



\$479,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,330 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Garage Door Remotes (X2), Water Softener, Air Conditioner Unit, Generator, Central Vac, Wash Bin in Basement

Set at the end of a cul-de-sac in Hewlett Park, this well-kept bungalow offers a spacious layout, a pie-shaped lot backing onto green space, and an oversized heated double detached garage. High ceilings and plenty of natural light give the home an open, comfortable feel, while the large kitchen and dining area provide plenty of room for everyday living and entertaining. The bedrooms are generously sized, and the home has been exceptionally well cared for throughout. The fully finished basement continues the spacious feel with a large open second living room and a bedroom with enough room for a king-sized bed, giving you plenty of flexibility downstairs. Outside, the yard makes good use of the space with a large upper deck featuring a gas hookup for the BBQ, a lower-level deck, and a raised garden. Backing onto green space adds to the setting, while the oversized double detached garage is heated and includes a workbench, with plenty of room for vehicles, storage, projects, or hobbies. Recent updates include a new furnace, fridge, washer and dryer, brand-new exterior doors, and a new shower in one of the bathrooms. The home has also been pre-inspected for added peace of mind. With schools and shopping nearby, this Hewlett Park bungalow brings together a functional layout, a well-kept home, and a garage that adds even more versatility to the property.