



GRASSROOTS
REALTY GROUP

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29 Ian Way
Sylvan Lake, Alberta

MLS # A2346459

\$529,900

Division:	Iron Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,614 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Paved		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRONT SOD

IMMEDIATE POSSESSION is available for this brand new 1614 sq. ft. 3 bedroom 2.5 bath two storey with exterior basement entry! You'll love the spacious feel of this home. The main floor features an open kitchen/living room/dining room design all finished in luxury vinyl plank flooring. The stylish kitchen features a centre island finished with quartz counter top and stainless steel appliances. There is a rear deck just through the garden door off the dining room (with gas line for barbecue) with a convenient 2 piece bathroom and coat closet just around the corner. The upper floor consists of 3 bedrooms, a 4 piece bathroom, a 4 piece ensuite, upper floor laundry with washer/dryer included and a handy craft room/office/bonus room space. The spacious master bedroom has a 4 piece ensuite and his/hers closets. All bedrooms have carpet flooring. The basement is open for your own development and features a walk up basement access for access to side and rear yard. The basement is also roughed in for a bathroom and under slab heat. Other great features include 10 year Progressive new home warranty, front sod, Roughed in central vac, gravel rear parking pad, high efficiency furnace, blown in insulation in rim joists. So many advantages to owning an energy efficient new home! Seller will develop basement and or build a garage for an extra charge if desired.