



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**35 Heenan Crescent
Sylvan Lake, Alberta**

MLS # A2346975



\$520,000

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,258 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings, Washer/Dryer, Garage Door opener, Garage Door Control, Shed, central vac with attachments

Backing onto an expansive green space on a quiet crescent in Hewlett Park, this beautiful bungalow is completely renovated, fully finished and move-in ready. The curb appeal is crisp and clean, your vehicles will stay cozy in the fully finished, heated double attached garage, and the large driveway offers plenty of extra parking. Inside, the open floor plan flows with ease and the soft colour palette feels airy and bright. Relax in the large living room by the warmth of the gas fireplace, surrounded by big windows that bring in beautiful natural light. The kitchen is finished in stylish shiplap with lovely cabinetry and newer stainless steel appliances, and the dining room is showcased by a picture window and vaulted ceiling. Step through the garden door to the fully fenced, landscaped yard and the expansive tiered TREX deck and stairs, newly replaced in 2024 with metal safety railing and dusk-to-dawn accent lighting. It is made for hosting large gatherings, and the oversized covered front deck is the perfect spot to take in the stunning sunsets. The spacious primary bedroom offers wall-to-wall closets and a barn door to the 3-piece ensuite. Two more bedrooms, a 4-piece bathroom and convenient main floor laundry complete this level. Downstairs, two large bedrooms, a 3-piece bathroom and a rec/games room give older kids or guests a space of their own, and the utility room adds valuable storage. Updates include a newer furnace, exterior doors and window coverings in 2021, washer and dryer on the main floor. Ideally located near the walking trail, schools, parks and shopping, this is a home the whole family will enjoy.