



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**17 Hammond Close
Sylvan Lake, Alberta**

MLS # A2347435



\$849,000

Division:	Hewlett Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,239 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Concrete Driveway, Drive T		
Lot Size:	0.29 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R5
Utilities:	-

Inclusions: Hot Tub, Ceiling Fan(s), Basement: Refrigerator, Stove, Dishwasher

A 12,608 sq. ft. pie lot. A 26' x 40' heated drive through garage. Over 3,500 sq. ft. of finished living space. Finding all three together in Sylvan Lake is rare! Tucked at the end of a quiet close, this custom home offers space to spread out, indoors and out. A concrete driveway leads to the insulated garage, complete with in floor heat, 220 volt wiring and plenty of storage. There's also RV parking behind the garage and back alley access. Inside, a spacious entry welcomes you into a bright kitchen and living room with vaulted ceilings and a gas fireplace. The kitchen features a generous island, quartz countertops, ceiling height cabinetry, a gas stove, wine fridge, coffee nook and pantry. The main floor primary bedroom has a walk in closet and 5 piece ensuite. A 2 piece bathroom, coat closet and laundry room with a chute from upstairs complete the main floor. The back and side entrance opens onto a massive deck. Upstairs, a bonus room provides space for movie nights or play, while two bedrooms share a 5 piece Jack and Jill bathroom with double sinks. The fully finished basement offers a kitchen, living area, two bedrooms, 4 piece bathroom, in floor heat and laundry hookups. A separate flex room with a sink is currently used as a workspace. Recent improvements include the concrete driveway to the garage, backyard landscaping, paving stones, a fire pit, hot tub, dog run off the back deck, air conditioning, new carpet throughout, the flex room sink and a Nano Shield shingle treatment. Enjoy all this space close to the lake, shopping and groceries, with easy access to Highways 20, 11 and 11A.