



GRASSROOTS
REALTY GROUP

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2 Garden Court Sylvan Lake, Alberta

MLS # A2233203



\$365,000

Division:	Lakeview Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,242 sq.ft.	Age:	1980 (45 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity
Features:	Central Vacuum, French Door, High Ceilings		

Inclusions: n/A

Fully developed 5-bedroom, 3-bath walkout bungalow with a fully fenced west-facing backyard. Mature landscaping in the front yard adds beautiful curb appeal, complemented by a welcoming covered entry and tiled foyer. The L-shaped kitchen features a functional layout with abundant white cabinetry, generous counter space, a sunny south-facing window over the sink, and a wall pantry. It opens seamlessly into a spacious dining area, perfect for large family gatherings. The sunken living room offers high ceilings, a cozy gas fireplace, spacious with French doors access to the back deck and yard. The spacious primary bedroom easily accommodates a king-sized bed and multiple furniture pieces. It also boasts high ceilings, unique barn-door mirrored closets, a 3-piece ensuite, and its own French door access to the deck and backyard. Two additional bedrooms are conveniently located near the main 4-piece bathroom. The fully finished walkout basement includes a large family room with backyard access, two more bedrooms, a 3-piece bathroom, laundry area, and ample storage space. Additional features include central vacuum, an extra-large front driveway with room for multiple vehicles, and a covered patio area. Situated near schools, parks, playgrounds, and shopping, with quick access to the beach, downtown, and the highway—this home offers convenience, comfort, and space for the whole family.