



**GRASSROOTS**  
REALTY GROUP

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**7 Wilson Close  
Sylvan Lake, Alberta**

**MLS # A2235133**



**\$423,500**

<b>Division:</b>	Willow Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,258 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** TV with TV wall mount in primary bedroom, wall mount in family room on lower level

A Beautifully Renovated Retreat in the Heart of Sylvan Lake!! Tucked away on a quiet cul-de-sac and backing onto a greenspace, this beautifully appointed five-bedroom, three-bathroom home offers the perfect balance of comfort and everyday functionality &mdash; all within walking distance to Sylvan Lake! Thoughtfully updated throughout, this residence invites you to simply move in and enjoy. The newly renovated kitchen is the heart of the home, featuring stunning quartz countertops, a central island, and modern finishes designed to inspire both daily meals and memorable gatherings. Brand-new triple pane windows on the main and upper levels fill the home with natural light while enhancing energy efficiency and tranquility. The main floor boasts an inviting living room that flows into the dining area and kitchen &mdash; perfect for both entertaining and quiet evenings at home. The upper level offers a private primary retreat, complete with a walk-in closet and a sleek three-piece ensuite. Two additional bedrooms and a beautifully updated four-piece bathroom complete with soaker tub provide ample space for family or guests. The lower level features a generous and cozy family room with an electric fireplace, a fourth bedroom, a modern three-piece bathroom, and convenient laundry room. The finished basement adds further versatility with a spacious recreation room, a fifth bedroom, and ample storage. Step outside and enjoy your private backyard, complete with a new fence and direct access to the walking path leading to a nearby playground. The insulated and drywalled double attached garage, new hot water tank, and meticulous updates throughout the home provide peace of mind for years to come. Other great updates include new flooring and new paint throughout. Situated in one of Sylvan Lake's most desirable locations &mdash; where quiet streets,

greenspaces, and the beauty of the lake come together &mdash; this elegant property offers a rare opportunity to experience the best of lakeside living. Welcome home to timeless comfort, thoughtful design, and a lifestyle that is truly unmatched. Don't miss out on this property and book a showing today!!