



GRASSROOTS
REALTY GROUP

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5028 37 Street
Sylvan Lake, Alberta

MLS # A2237244



\$849,900

Division:	Cottage Area		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,132 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Driveway, Garage Door Opener, Insulated, Interlocking Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Shingle Siding, Stone, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Hot tub and all accessories, bunk beds in second bedroom upstairs.

Welcome to this beautifully updated 3-bedroom, 2 full bathroom home nestled in the highly sought-after Cottage Area of Sylvan Lake. Just steps from the beach, this property is the perfect blend of comfort, character, and convenience – ideal as a full-time residence, vacation getaway, or income-generating rental. The curb appeal on this home will stop you in your tracks! Enjoy the peace and privacy of a fully landscaped and fenced yard, complete with underground sprinklers, mature trees, and multiple outdoor entertaining areas. A large cedar deck (partially covered) offers a BBQ space, and just off that a hot tub area, while additional decks off the front and master bedroom provide relaxing retreats. There’s also a dedicated firepit area, plumbing roughed in for a future sauna and outdoor shower, and a spacious oversize single detached garage. Inside, you’ll find hardwood floors throughout, a cozy wood-burning fireplace, and tons of natural light from large windows. The main floor features a generous bedroom and adjacent 3-piece bath, plus a convenient laundry/mudroom area. The huge kitchen is perfect for the whole family, with tons of counter space and stainless steel appliances. The second bedroom upstairs is so unique in its design, and includes custom-built bunk beds and a finished loft, that in all ~ comfortably sleeps six – perfect for guests. The master bedroom is large in size with huge walk in closet, electric built in fireplace, and a private deck with lake views. Other features include - Cement crawl space for excellent storage the full footprint of the home. 6 off-street parking stalls, plus the detached garage! Numerous recent updates throughout. Whether you’re entertaining on one of three decks, enjoying cozy nights by the wood burning fireplace, or walking to the beach in minutes, this home delivers the ultimate

Sylvan Lake lifestyle. Lovingly cared for, and it shows!