



GRASSROOTS
REALTY GROUP

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40 Hallgren Drive
Sylvan Lake, Alberta

MLS # A2241284



\$509,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,262 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, G		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level, N		

Heating: In Floor, Forced Air, Natural Gas

Water: Public

Floors: Carpet, Tile, Vinyl Plank

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, GARAGE DOOR OPENER & CONTROL, SHED, CENTRAL VACUUM & ATTACHMENTS

FULLY DEVELOPED 4 BEDROOM, 3 BATHROOM MODIFIED BI-LEVEL ~ BACKING ONTO A TREED GREEN SPACE ~ DOUBLE ATTACHED GARAGE + RV PARKING ~ Mature landscaping in the front yard creates eye catching curb appeal ~ Covered front entry welcomes you to a bright foyer with over 15' ceilings ~ Open concept main floor layout is complemented by 10' ceilings, creating a feeling of spaciousness ~ The living room has a large west facing window, filling the space with natural light, and is centred by a cozy gas fireplace ~ More large windows in the dining room, where you can easily host large gatherings, plus garden door access to the covered deck and backyard ~ The kitchen offers an abundance of white cabinets loaded with extra large storage drawers, crown mouldings, and a built in desk, plus tons of counter space, full tile backsplash, walk in corner pantry, window above the sink overlooking the backyard and a raised eating bar ~ Generous size bedroom on the main level has ample closet space and is conveniently located next to the 4 piece main bathroom ~ The private primary bedroom is located on it's own level and can easily accommodate a king size bed with space for a sitting area, offers a walk in closet with built in shelving and drawers, and an oversized ensuite with ample counter space, built in shelving, linen storage and a walk in tile shower ~ The fully finished basement with large above grade windows, 9' ceilings and operational in floor heat offers a spacious family room, two bedrooms, a 3 piece bathroom, laundry, mud room with walk up access to the garage and space for storage ~ 23' L x 24' W double attached garage is insulated, finished with painted drywall, has built in shelving and a convenient man door leading to the RV parking pad (over 60' long) and backyard ~ The west facing backyard is fully fenced beautifully landscaped with

mature trees, shrubs and perennials, has a fire pit, lower patio, enclosed space below the deck and a shed offering tons of storage ~ Direct access through the back gate leads to a treed green space with walking trails ~ Excellent location; close to tons of great shopping and dining, close to schools, parks, walking trails with easy access to the beach and downtown.