



GRASSROOTS
REALTY GROUP

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**35, 5301 Windward Place
Sylvan Lake, Alberta**

MLS # A2241918



\$365,000

Division:	Newport		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,794 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees		

Heating:	Boiler, In Floor	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

Former Show home with Exceptional Upgrades! This stunning 4-bedroom, 4-bathroom townhouse combines style, space, and smart design. Featuring infloor heat throughout for year-round comfort and impressively low heating costs, this home is both luxurious and efficient. The oversized garage (12x24) adds even more value and functionality. Step inside to a spacious main level that's perfect for entertaining, with a gorgeous chef's kitchen that flows seamlessly into the open-concept dining and living areas. Enjoy your morning coffee or evening unwind on the balcony off the living room. A flexible main-floor room provides endless possibilities – use it as a 4th bedroom, office, den, or TV room. 2pc bathroom on this level also. The lower level offers privacy and convenience with a bright bedroom, its own ensuite, and access to a cozy patio. Upstairs, the top level hosts two generous bedrooms, both with private ensuites, plus a well-placed laundry room for ultimate convenience. Gorgeous flooring throughout. Whether you're looking for a stylish family home or a spacious layout for roommates or guests, this one has it all – location, luxury, and livability!