



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**32, 5301 Windward Place
Sylvan Lake, Alberta**

MLS # A2242966



\$379,900

Division:	Willow Springs		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,730 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Insulated, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Greenbelt, Landscap		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 357

LLD: -

Zoning: R3

Utilities: -

Inclusions: Fridge, stove, dishwasher, microwave, window coverings, washer, dryer.

Nestled in a quiet cul-de-sac and close to the golf course and Lakeshore Drive with all of its amenities, this beautifully maintained end-unit townhome offers panoramic lake views from the upper floors. Thoughtfully designed across three levels, the home combines comfort, space, and functionality. The main level features an insulated 12' x 24' garage, a welcoming foyer, and a private primary suite complete with a 4-piece ensuite, 2 closets and direct garden door access to a serene, treed backyard. Upstairs, the bright and airy second level serves as the heart of the home with an open-concept layout. Enjoy a spacious living room with garden door access to the deck, a generous dining area, and a well-appointed kitchen with ample counter space, a corner pantry, built-in desk, and linen closet, and a 2 pce powder room. The top floor offers two large bedrooms, each with its own ensuite and walk in closets, along with additional linen closets and a conveniently located laundry room. Immaculately cared for and move-in ready, this home is a rare find—perfect for anyone seeking lake views, privacy, and proximity to outdoor recreation.