



GRASSROOTS
REALTY GROUP

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37 Lucky Place
Sylvan Lake, Alberta

MLS # A2244353



\$522,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,167 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R5
Utilities:	-

Inclusions: Shed, TV Mounts (x3)

Tucked away in a quiet close in the sought-after Lakeway Landing neighborhood, this beautiful bi-level home backs onto peaceful greenspace and offers the perfect blend of comfort, style, and convenience. Just steps from parks, playgrounds, schools, and everyday amenities, it's an ideal spot for families or anyone looking for a serene place to call home. Step inside to a spacious front entry that leads up to a bright and open main floor featuring vaulted ceilings and rich hardwood flooring. The kitchen boasts dark cabinetry, a large island, a pantry, and a high-end dual fuel stove (gas top, electric oven), along with a newer dishwasher. The adjacent living room offers a cozy gas fireplace and plenty of natural light. A versatile main-floor bedroom makes an excellent office or guest room. Upstairs, you'll find a generous primary suite complete with a walk-in closet and private ensuite. The fully finished basement showcases a stunning barnwood feature wall and a large additional bedroom with its own ensuite and walk-in closet. Enjoy your mornings or evenings on the large covered back deck, accessible through a back door with a phantom screen, overlooking the landscaped and fully fenced backyard with a dog run for your furry friends. Additional highlights include an oversized attached double garage, water softener, and upgraded mechanicals: furnace, hot water heater, and air conditioning—all just 1 year old. Don't miss your chance to own this move-in-ready gem in one of Sylvan Lake's most desirable neighborhoods!