



GRASSROOTS
REALTY GROUP

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**3 Lyle Close
Sylvan Lake, Alberta**

MLS # A2244422



\$595,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,614 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Silent Floor Joists, Stone, Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: NA

STUNNING CUSTOM BUILT BI-LEVEL in Lovely Lakeway Landing!! The crisp curb appeal will capture your attention, with natural earth tones complimented in stone work. Nestled on a beautiful close and backing on to a green space for added privacy. Offering convenient access to schools, parks, walking trails, and Highway 11. The double attached heated garage provides plenty of indoor parking. Greet your guests on to the quaint veranda and into the large entry way. Hand scraped hardwood flooring leads you throughout the home. The open concept living is accented with vaulted ceilings and large picture windows. The gorgeous gas fireplace provides a focal point to the space. The kitchen offers a unique charm with custom cabinetry, retro style appliances, Tiffany pendant lighting, and gorgeous granite countertops. Dine inside or enjoy the expansive wrap around deck. Sip a glass of wine while gazing at a gorgeous sunset to the west. Main level laundry is an added luxury. The second level is your sanctuary with over 500 square feet of peaceful escape. The oversized soaker tub will melt your worries away. The second walk-in closet could also serve as a convenient home office. The walkout basement boasts a fantastic family room with large windows offering loads of natural light and underfloor heat as an added bonus. A garden door gives you easy access to the warmth of the south-facing backyard. Fully fenced for the kids and pets to safely play. An additional bedroom and 4-piece bathroom provide perfect accommodations for company or an older child. This unique floor plan flows beautifully with functionality and comfort. Time is ticking, schedule your showing today!