



GRASSROOTS
REALTY GROUP

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5, 5301 Windward Place
Sylvan Lake, Alberta

MLS # A2244987



\$359,000

Division:	Newport		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,366 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, No Animal Home, No Smoking Home		

Inclusions: Murphy Bed with (New) Mattress, Basement TV, Bar Stools in Basement

One-owner townhome walking distance to Sylvan Lake and backing onto a peaceful treed area! This beautifully maintained home showcases true pride of ownership with countless custom touches throughout. Featuring 2 large bedrooms, each with its own ensuite, gorgeous vinyl plank flooring, a covered back deck, and a single attached garage that is a woodworker's dream with a custom tool lift, built-in workbench, and more. The kitchen offers incredible function with custom drawer pull-outs and thoughtful storage solutions. The fully finished basement is an entertainer's dream with rich oak woodwork, a custom bar, stage, pub-style seating, built-in Murphy bed, surround sound, and a warm, inviting atmosphere. Every detail has been carefully designed and lovingly cared for, making this home truly one-of-a-kind and move-in ready.