



GRASSROOTS
REALTY GROUP

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**1 Laurel Road
Sylvan Lake, Alberta**

MLS # A2248674



\$565,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,395 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

Visit REALTOR® website for additional information. Discover this beautifully designed bungalow featuring a heated attached garage, A/C, a large backyard with vinyl fence, a partially covered 2-tier deck, plus backs onto a green space in Sylvan Lake. Step inside to an open-concept layout with a spacious living room boasting 11' ceilings, a gas fireplace, and stunning cathedral-style windows that fill the space with natural light. The kitchen features upgraded appliances, an island with a raised breakfast bar, a pantry, and ample cupboard and counter space to meet all your needs. The adjoining dining area opens through garden doors with built-in blinds to a partially covered, two-tiered deck—complete with a gas BBQ hookup, perfect for outdoor entertaining. Retreat to the primary bedroom offering a luxurious 4 pc ensuite with a large oval corner tub and separate shower, plus a generous walk-in closet. You'll also appreciate the 2nd bedroom and convenience of main-floor laundry. The fully developed basement includes a bright rec room, a wet bar, a family room, and 2 additional bedrooms. A pre-wired sound system is installed in every room for your enjoyment. Very quiet and safe, located in a 30 km/hr zone next to a park, seasonal skating rink, & walking path!