



GRASSROOTS
REALTY GROUP

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**1 Laurel Road
Sylvan Lake, Alberta**

MLS # A2248674



\$580,000

| | | | |
|------------------|--|---------------|-------------------|
| 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 | | |

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|--------------------|-------------------------------|-------------------|----|
| 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.