



GRASSROOTS
REALTY GROUP

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**43 Lindman Close
Sylvan Lake, Alberta**

MLS # A2250580



\$545,900

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,391 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Gara		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Rectangular Lot, See Re		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, GARAGE DOOR OPENER/CONTROL		

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM + DEN, 3 BATH MODIFIED BI-LEVEL ~ 24' X 24' ATTACHED GARAGE ~ Covered front entry welcomes you and leads to a large, welcoming foyer with tile floors, and high ceilings ~ Open concept main floor is complemented by soaring vaulted ceilings, creating a feeling of spaciousness ~ The kitchen offers a functional layout and features plenty of light stained maple cabinets with pull out drawers and crown molding; tons of counter space including an island with an eating bar; tile flooring and a full tile backsplash; and corner pantry with built in shelving ~ The dining room is filled with natural light from the large windows and offers garden door access to the west facing deck with a BBQ gas line ~ More large windows in the living room fill the space with natural light and overlook the backyard ~ Two main floor bedrooms are both a generous size, and ample closet space with built in organizers ~ 4 piece main bathroom has tile floors and an oversized vanity ~ Open staircase leads to the primary bedroom located on it's own level, with plenty of space for a king size bed and furniture, plus a large walk in closet and a spa like ensuite with a corner soaker tub and separate walk in shower ~ The fully finished basement has large above grade windows and in floor heating ~ The family room is a generous size, has built in shelving and a cozy gas fireplace ~ French doors from the family room lead to the den ~ 4th bedroom is conveniently located next to the 4 piece basement bathroom with an oversized vanity and make up counter ~ Front load laundry pair ~ Other great features include; central vacuum, central air conditioning ~ 24' x 24' attached garage is insulated, finished with painted OSB, has built in shelving and a work bench, window for natural light and a man door to the side and backyard ~ The backyard is

landscaped with well established trees and shrubs, has an upper deck with enclosed storage below, a lower ground level deck, and is fully fenced ~ Walking trail just behind the house connects to an extensive trail system with tons of parks, playgrounds, walking trails and an off leash dog park ~ Located walking distance to restaurants, shopping, schools, and easy access to the beach/downtown and the highway.