



GRASSROOTS
REALTY GROUP

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9 Ian Way
Sylvan Lake, Alberta

MLS # A2251286



\$499,000

Division:	Iron Gate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,071 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully crafted family home in the sought-after community of Iron Gate, built by 2024 Builder of the Year - Asset Builders Corp. Nestled on a quiet street, this property combines modern design, quality construction, and unbeatable functionality, ready for you to move right in. Step onto the charming front porch and into a bright, sunfilled entryway. The open-concept main floor is designed for effortless living and entertaining, with a spacious living and dining area that flows seamlessly into the kitchen. The kitchen is a chef's dream, featuring: Rich maple cabinetry with loads of storage Quartz countertops with an extended eating bar Stainless steel appliances with exterior-vented microwave hood fan Direct access to the backyard deck, perfect for summer BBQs Your primary suite is a true retreat, complete with a large ensuite, walk-in closet, and serene views of the backyard. Two additional bedrooms and a full bath complete the main floor, offering plenty of space for family or guests. Downstairs, the bright lower level is ready for your personal touch—already designed for two additional bedrooms, a bathroom, laundry/furnace room, and a huge open family space with oversized windows that flood the area with natural light. Additional features you'll love: Vinyl plank flooring throughout main living areas Cozy carpet in the bedrooms Triple-pane windows for energy efficiency Brand-new double detached garage (Nov 2024) with paved back alley Large backyard waiting for your vision New Home Warranty still in place for peace of mind Bonus Offer: To make your move even smoother, the seller is including a two-week stay at Prairie Moon Inn for relocation if needed. This is the perfect blend of comfort, style, and future potential, just minutes from everything Sylvan Lake has to offer.

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