

1-833-477-6687 aloha@grassrootsrealty.ca

9 Ian Way Sylvan Lake, Alberta

MLS # A2251286



\$490,000

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

Heating: Water: High Efficiency, Natural Gas Sewer: Floors: Carpet, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full, Unfinished Exterior: Zoning: Stone, Vinyl Siding, Wood Siding 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'II 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.