



GRASSROOTS
REALTY GROUP

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7 Leonard Close
Sylvan Lake, Alberta

MLS # A2264369



\$799,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,615 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.25 Acre		
Lot Feat:	City Lot, Garden, Landscaped, Pie Shaped Lot, Street Lighting		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound

Inclusions: CENTRAL AIR CONDITIONING, DISHWASHER, GAS STOVE, MICROWAVE, REFRIGERATOR, WASHER/DRYER, WATER SOFTENER, ALL WINDOW COVERINGS, GARAGE DOOR OPENER & CONTROL(S), SUMP PUMP, BUILT-IN GARAGE BENCH, GARAGE RACKS, WIRED SPEAKER SYSTEM, THEATRE SOUND SYSTEM, RAISED GARDEN BEDS, SOLAR LIGHT, BAR FRIDGE, MOVEABLE BASEMENT COUNTER, ALL EXTERIOR SHEDS.

Exceptionally designed five bedroom, three bathroom walkout bungalow on a sprawling pie-shaped lot with RV parking, rear yard access, and located in one of the most admired closes in Sylvan Lake! The exterior showcases beautiful stonework and durable Hardie Board siding, while the grand entry welcomes you with elevated ceilings and decorative lighting. The open concept main floor features a gourmet kitchen with updated appliances, granite countertops, soft-close custom cabinetry with crown moulding, a large island, and tile backsplash, adjoining the bright dining and living area. The primary suite offers a private retreat with a luxurious ensuite including dual sinks, soaker tub, separate shower, and a walk-in closet. Two additional bedrooms, a laundry room with cabinetry, mudroom, and another full bathroom complete the main level. The fully finished walkout basement is an entertainer's dream with a large family room, wet bar with wine fridge, theatre space, and two additional bedrooms with walk-in closets and no-touch switches. The full bath features dual vanities and a sliding privacy door. The lower level is complete with additional storage and fair sized utility space that offers updated furnace equipment with UV light filtration, water softener, in-floor heat to keep toasty. Enjoy lake views and fireworks from the west facing deck with Duradeck finish and built-in speakers. The backyard oasis includes a partially covered patio with screens, two custom sheds, black aluminum greenhouses with planters, raised garden beds with solar lights, and drive-through yard access. The heated double garage has a floor drain, and the extended driveway offers ample parking including a 31ft RV pad with hookups and sanitary dump. Pride of ownership shows inside and out, in a welcoming close known for its block parties and caring demeanour. The location is

ideal being so close to parks, schools, shopping, and lake itself.