



**GRASSROOTS**  
REALTY GROUP

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1, 5301 Windward Place  
Sylvan Lake, Alberta

MLS # A2272077



**\$324,900**

Division:	Willow Springs		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,244 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 404
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

Welcome to 5301 Windward Place in beautiful Sylvan Lake—a bright and inviting end-unit townhouse offering comfort, convenience, and modern open-concept living. This two-bedroom, two-and-a-half-bath home includes an attached single-car garage and impressive high ceilings that enhance the sense of space from the moment you walk in. The main floor is thoughtfully designed for everyday living, featuring an open layout that seamlessly connects the kitchen, dining area, and living room. The kitchen is equipped with a convenient pantry and offers plenty of storage and workspace. Large windows brighten the living area, and patio doors lead to a private deck—perfect for relaxing or entertaining. A well-placed 2-piece bathroom on the main level adds extra convenience for guests and daily use. Upstairs, you’ll find two generous bedrooms, each with its own ensuite and walk-in closet. One bedroom features a 3-piece ensuite, while the primary bedroom offers a spacious 4-piece ensuite, creating a comfortable and private retreat. The second-floor laundry room makes chores simple and keeps everything close at hand.