



GRASSROOTS
REALTY GROUP

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

**12 Hammond Close
Sylvan Lake, Alberta**

MLS # A2273621



\$499,000

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,095 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Level, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: Shed,

Built in 2024 this home is a shining example of the modern home. 4 bedrooms, 3 bathrooms and a bright, well planned layout in one of Sylvan Lake's established neighbourhoods with convenient access to schools, shopping and the highway. Both levels feature 9 ft ceilings that create an open atmosphere and enhance the natural light throughout. The upgraded kitchen includes pot lighting, soft close cabinetry, quartz countertops, vinyl plank flooring, this Kitchen has plenty of room to work in, you will love the space and the feeling this home provides. The primary bedroom is complete with an ensuite and his and her closets, for efficient storage. A 12 x 10 covered deck extends off the kitchen and faces south, providing a comfortable outdoor space with a gas line for summer grilling. The fully finished lower level features large windows, carpeted flooring and a spacious family room that offers flexibility for both relaxation and entertainment. The basement also includes two sizeable bedrooms, a generous bathroom and a large utility and laundry room with a water softener and ample storage options. If you want space this house has it. Outside, the front yard is landscaped and the backyard is fully fenced with a firepit. A 22 x 22 garage sits off the back alley, offering secure parking and additional storage.