



GRASSROOTS
REALTY GROUP

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**6 Laurel Close
Sylvan Lake, Alberta**

MLS # A2275425



\$849,900

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,646 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island		

Inclusions: storage shed, all equipment and furniture in theatre room

Welcome to this gorgeous Lakeway Landing home, perfectly situated on a quiet cul-de-sac. Almost 4000sqft of living here! From the moment you arrive, the fully finished and beautifully landscaped yard sets the tone for what awaits inside. Step through the doors and you'll find an expansive, sun-filled layout where every room is large, open, and designed for both comfort and style. The chef's kitchen, complete with sit up island, granite countertops, and stainless appliances is open to a large dining space that flows through to a gracious living room - how perfect for entertaining family and friends. Main floor laundry, 2pc bath and office complete this level. Upper level boasts 4 generous sized bedrooms, the primary hosts a large 4pc luxury ensuite. Also a 4pc main bath on this level. The bright walkout basement is a true highlight, complete with a dedicated theatre room—ideal for family nights or entertaining guests. A bedroom and a 4pc bathroom complete this level. Massive 3-car garage provides all the parking and storage you'll ever need. Outdoors, the fenced and landscaped yard offers both beauty and function, ready to be enjoyed from day one. Upper and lower covered decks facing backyard. This home has the comforts for every season - in floor heat, 2 furnaces and A/C, also there is a water softener. This is the perfect combination of luxury, lifestyle, and location.