



GRASSROOTS
REALTY GROUP

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102, 5300 60 Street
Sylvan Lake, Alberta

MLS # A2279072



\$619,900

Division:	Westpine Estates		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,344 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	City Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 100
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher

Welcome to your dream home! This Executive style duplex boasts a 1,421 sq foot open plan with luxury vinyl plank wood grain finishes, you'll be greeted by soaring vaulted ceilings with spacious living room, a stunning stone fireplace perfect for relaxation and entertaining. This Sorento show home features triple-pane windows, allowing natural light to flood the interiors while providing exceptional energy efficiency and noise reduction. The stunning kitchen showcasing beautiful quartz countertops, custom cabinetry, and top-of-the-line appliances. The spacious primary bedroom with an amazing 5 pc ensuite and large walk in closet. The fully finished basement features a large family room with 2 bedrooms , a 4 pc bathroom and walks out onto an amazing backyard.