



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

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