



GRASSROOTS
REALTY GROUP

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**11 Baywood Link
Sylvan Lake, Alberta**

MLS # A2279566



\$350,000

Division:	Lighthouse Point		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,330 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 101
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Jetted Tub, Open Floorplan, Track Lighting, Walk-In Closet(s)		

Inclusions: N/A

~Welcome to this BEAUTIFULLY MAINTAINED, SPACIOUS 2 BEDROOM HOME, perfectly situated in a quiet CLOSE LOCATION that offers peace, PRIVACY, and convenience. From the moment you arrive, you'll notice the pride of ownership - this home has been meticulously cared for inside and out. Step inside into a BRIGHT OPEN CONCEPT layout that seamlessly blends comfort and functionality. The well-appointed kitchen and dining space is ideal for entertaining or enjoying cozy evenings at home. With two full size bathrooms, there is plenty of room for family or guests. The primary suite is a true retreat, featuring a LUXURIOUS EN-SUITE with a large soaker JET TUB, perfect for unwinding after a long day. Every corner of this home reflects thoughtful upkeep and tasteful design! Outside, you'll find a FULLY FENCED yard (SOUTH FACING) yard offering PRIVACY with NO neighbors behind for that extra sense of TRANQUILITY. The 20x24 detached garage offers storage, or workshop- whatever suits your lifestyle. This homed truly combines comfort, style, and peace of mind, a rare find in such a DESIRABLE, quiet location. Don't miss your chance to make it yours.