



GRASSROOTS
REALTY GROUP

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**68 Wildrose Drive
Sylvan Lake, Alberta**

MLS # A2280478



\$435,000

Division:	Willow Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,085 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Garage Faces Side, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, No Neighbours Behind, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: NA

Perched on a corner lot, this BEAUTIFUL BI-LEVEL could be perfect for you! Natural tones compliment the curb appeal of this fantastic home. The double detached garage is insulated and drywalled to provide cozy indoor parking. Step inside and take in the vaulted ceilings and airy ambience. Greet your guests from the covered veranda into the large foyer, tiled and featuring a generous closet. Numerous windows allow natural light to pour throughout the floorplan. The hub of the home features newly finished hardwood floors! Rich dark cabinetry and stainless steel appliances compliment the kitchen. The island offers a sit-up bar and additional prep space. Two generous pantries provide loads of storage. The primary bedroom is spacious and boasts a 3-piece ensuite. The den could also be converted into a lovely nursery or bedroom with the easy addition of a wardrobe. A 2-piece powder room can also be found on this floor. Step thru the garden door to enjoy the deck and fully fenced backyard. Mature trees and landscaping boarder the property while offering additional privacy. Back inside, the lower level of the home hosts a fantastic family room. BRAND NEW PLUSH CARPET and a gas fireplace give the space a cozy feel. Two bedrooms and a 4-piece bathroom provide accommodations for company or older children. Laundry and storage can also be found on this lower floor. Let the sun shine through those large windows, CENTRAL AIR keeps this home comfortable during those warm Summer months. Recent Upgrades Include: New Shingles 2025, New Furnace 2023, New Carpet & Paint throughout 2026, and Refinished Hardwood Floors 2026. An incredible investment for any buyer. Time is ticking, schedule your showing today!!

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