



**5 Leonard Close  
Sylvan Lake, Alberta**

**MLS # A2284892**



**\$999,000**

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,239 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

This exceptional home in Lakeway Landing defines luxury living in Sylvan Lake, offering over 2,200 sq ft of impeccably finished space designed for both everyday comfort and entertaining. The open-concept main level is anchored by a striking Douglas Fir beam, soaring 20-foot ceilings, and a dramatic floor-to-ceiling stone fireplace, all flooded with natural light from expansive windows. The chef-inspired kitchen blends function and beauty with granite countertops, stainless steel appliances, a rare side-by-side fridge and freezer, and custom cabinetry featuring thoughtful storage solutions. A walk-through pantry connects to the mudroom, while triple patio doors off the dining area open to a spacious deck—perfect for morning coffee or evening gatherings. Upstairs, the primary suite is a true retreat with a spa-like five-piece ensuite, freestanding soaker tub, large glass shower, and walk-in closet with custom organizers. A private patio with lake views completes the suite. A second bedroom, full bathroom, and a well-designed laundry room complete the upper level. The walkout lower level offers two additional bedrooms, a large bathroom, wet bar, and spacious family room, with access to a covered outdoor living area surrounded by low-maintenance landscaping. Built to an uncompromising standard, this home features in-floor heating in garage, ensuite and basement, central AC, HRV system, on-demand hot water, spray-foam insulation, and a heated triple-car garage with 12.5-ft ceilings. A rare blend of elegance, efficiency, and craftsmanship in one of Sylvan Lake’s most sought-after communities.