



102 Hinshaw Drive
Sylvan Lake, Alberta

MLS # A2288312



\$515,000

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|------------------|---|---------------|------------------|
| Division: | Hampton Pointe | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,577 sq.ft. | Age: | 2018 (8 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Alley Access, Double Garage Attached, Garage Door Opener, Heated Garage | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Corner Lot, Front Yard, Low Maintenance Landscape | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R5 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Walk-In Closet(s) | | |

Inclusions: N/A

This stunning 2018 two-storey home offers the perfect blend of modern style, functionality, and future potential. A stunning, custom kitchen, and your dream garage, central A/C, and no compromises! Step inside and be impressed by soaring 10-foot ceilings and an open, airy layout designed for both everyday living and effortless entertaining. The main floor features convenient laundry, a 2 piece bathroom, and thoughtful finishes throughout. A dreamy kitchen with brushed cabinetry, stainless steel appliances, and custom countertops that you will love! Enjoy your morning coffee just outside the kitchen door on a concrete patio in your fenced yard. Upstairs, you'll find two spacious bedrooms and the main 4 piece bathroom. Dreaming of privacy? Step into your spacious, king-sized primary complete with a walk in closet and 4 piece ensuite. The unfinished basement provides an incredible opportunity to customize to suit your family's needs or design the ultimate man cave. The potential is endless. The basement will easily accommodate an additional bathroom and 1-2 more bedrooms, and a great recreation space. Now, the true show stopper! Vehicle enthusiasts will love the rear attached, heated AND oversized garage, offering ample space for vehicles, storage, and projects. Yes, you can fit a full car lift, all your off-road toys, and tons of additional garage storage as well. An oversize garage door opens up to a concrete parking pad and easy alley access. Move-in ready and loaded with value, this home checks all the boxes for growing families, first time home buyers, or those looking for a stylish upgrade. Don't miss your opportunity to own this exceptional Sylvan Lake property!