



**9 Pickering Close  
Sylvan Lake, Alberta**

**MLS # A2288696**



**\$509,900**

<b>Division:</b>	Pierview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,250 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

**Inclusions:** Fridge at wet bar, Hot Tub (as is), Shed

Welcome to #9 Pickering Close, a beautifully updated, hillside bungalow tucked away in a quiet cul-de-sac in the highly desired Pierview Estates! Offering 5 spacious bedrooms and 3 full bathrooms, this home features large rooms, great entertaining spaces, and a bright open-concept layout that will not disappoint! The fully renovated kitchen is the heart of the home, complete with a large island, gas range, new SS appliances/backsplash/lighting, and a door out to the large SW exposed yard, making it perfect for both everyday living, and entertaining. The main living area is functional and flows just perfectly to the kitchen, and the spacious primary bedroom boasts a private ensuite with beautiful tiled shower and a walk in closet. 2 more large bedrooms and a trendy 4 piece bathroom complete the upper level. The fully developed lower level is designed for entertaining too, showcasing a large family room, cozy gas fireplace, a wet bar, 2 more large bedrooms and another 4 piece bathroom—ideal for hosting friends and family - It is even better if you are a Calgary Flames fan! Step outside to enjoy the large landscaped backyard with southwest exposure, a two-tier deck with hot tub, and natural gas BBQ hookup. The yard also features a firepit area and rear lane access with space for RV parking too! This one also features a water softener and A/C, for those sizzling Sylvan Lake Summers! Other recent upgrades include: new carpet done in March 2026 in the lower level, poly-B water line replacement in March 2026, and a newer hot water tank (3 years old). Located in a quiet, family-oriented neighbourhood, this home offers the perfect combination of privacy, updates, and space—inside and out! Lots of amenities are close by including: schools, shopping, Sylvan Lake's walking trails, the Sylvan Lake Disc Golf Course, Meadowlands Golf Course, and

access to HWY 11 is just a short drive away. A great family home that will not last long!