



**13 Westwood Court
Sylvan Lake, Alberta**

MLS # A2289326



\$479,900

Division:	Westwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,313 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Irregular Lot, See Remarks		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: n/a

Peaceful Living Just Minutes from the Lake - Welcome to your next chapter in the desirable Westwood community of Sylvan Lake. Perfectly positioned just minutes from the shoreline, this spacious 1,300+ sq. ft. bi-level home offers comfort, warmth, and room to grow — all set on two generous lots. From the moment you step inside, a sense of calm greets you. The inviting main floor living space is warm and welcoming, featuring beautiful laminate flooring, a cozy gas fireplace, and a charming bay window that fills the room with natural light and comforting views. The bright kitchen overlooks the backyard and is framed by multiple windows that invite in the sunshine. Durable tiled flooring adds both style and practicality, making it ideal for busy family life. Just off the kitchen, step onto the south-facing back deck — the perfect setting for summer barbecues, morning coffee, or hosting family and friends under the sun. The expansive yard offers endless possibilities — flourishing flower beds, a thriving garden, or simply space for kids and pets to play. With four bedrooms in total, this home offers flexibility for growing families. The fully finished basement includes a spacious family room with cozy carpeting, an additional bedroom, a den or home office, and a 4-piece bathroom — creating the perfect retreat for guests, teens, or work-from-home needs. Practicality meets convenience with a separate garage entry leading to the attached double garage, complete with mezzanine storage for all your seasonal extras and hobbies. Set in a welcoming neighborhood with great neighbors, this home blends peaceful living with unbeatable proximity to lake life. Space, sunshine, and serenity — all just minutes from Sylvan Lake.