



5007 35 Street
Sylvan Lake, Alberta

MLS # A2291641



\$950,000

Division:	Cottage Area		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,875 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Driveway, Garage Faces Rear		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to an exceptional custom-built residence in the highly sought-after Cottage Area of Sylvan Lake. Located at 5007 35 Street, this stunning two-story home blends upscale design with thoughtful functionality, offering luxurious living just a short stroll from the beach and minutes to vibrant local amenities. Step inside the upper suite and experience a bright, open-concept layout defined by soaring ceilings, expansive windows, and premium finishes throughout. The heart of the home is a designer kitchen featuring quartz countertops, sleek white cabinetry, stainless steel appliances, and an oversized black island—perfect for both entertaining and everyday living. The inviting living room is anchored by a stylish gas fireplace, creating a warm yet sophisticated atmosphere. The upper levels offer three spacious bedrooms and two beautiful bathrooms, including a main-floor bedroom for added convenience. Upstairs, a versatile bonus room overlooks the main living area—ideal as a family lounge, office, or retreat. Downstairs, a fully finished legal suite with a separate entrance mirrors the home’s high-end quality. Complete with two bedrooms, a full bathroom, and modern finishes. Outdoor living is equally impressive, with two expansive decks—one at the front and a private rear retreat featuring an outdoor kitchen and privacy walls. The fully fenced backyard is designed for relaxation and recreation, showcasing a fire pit, putting green, and a double detached garage. This is a rare opportunity to own a refined, move-in-ready home in one of Sylvan Lake’s most desirable locations—where luxury meets lifestyle.