



**27 Legend Court
Sylvan Lake, Alberta**

MLS # A2301894



\$374,900

Division:	Lakeway Landing		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,332 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Insulated, Off Street, Si		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, GARAGE DOOR OPENER & CONTROL, MANTLE IN LIVING ROOM, ALL WINDOW COVERINGS, DEEP FREEZE IN GARAGE

FULLY DEVELOPED 3 BEDROOM, 3 BATHROOM SEMI-DETACHED 2-STOREY ~ END UNIT~ ATTACHED GARAGE ~ NO CONDO FEES ~ Covered front entry welcomes you and leads to a sun filled tile foyer ~ Great features include; New roof 2025, central vacuum, open concept main floor ~ The u-shaped kitchen offers a functional layout and has plenty of white cabinets, ample counter space, full tile backsplash, stainless steel appliances, corner pantry, and a counter height eating bar that opens to the dining room where you can host large gatherings with ease ~ The living room features hardwood flooring, recessed lighting, floor to ceiling windows that fill the space with natural light, plus sliding patio doors to the deck and backyard ~ 2 piece main floor bathroom ~ Sun filled staircase leads to the upper level landing with a flex space that would make a great home office (currently used as a reading nook) ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture and/or a sitting area, offers a large walk-in closet and a 3 piece ensuite with a walk-in shower ~ 2 additional bedrooms share a 4 piece bathroom with an oversized vanity ~ The fully finished basement has an L-shaped family room, tons of storage, laundry, and roughed in for a bathroom~ Attached garage is insulated, finished with drywall and has an extra long driveway ~ Partially covered deck has an awning, composite deck boards and aluminum railings ~ The backyard is landscaped with well established trees and shrubs, has plenty of grassy yard space and is fully fenced with vinyl fencing and back alley access ~ Located steps to parks, playgrounds, walking trails, dog park, shopping, and schools with easy access to Lakeshore/Downtown and the highway.