



**25 Leaside Crescent  
Sylvan Lake, Alberta**

**MLS # A2302282**



**\$699,900**

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,784 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Neighbours Behind		

<b>Heating:</b>	In Floor Roughed-In, Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected

**Features:** Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, GARAGE DOOR OPENER AND CONTROL, A/C, BLINDS, CURTAINS AND RODS, SHELVING IN GARAGE, SHED, REMOTE FOR FIREPLACE,

FULLY DEVELOPED 4 BEDROOM, 3 BATH MODIFIED BI-LEVEL ~ OVERSIZED DOUBLE ATTACHED GARAGE ~ WEST FACING BACKYARD WITH NO NEIGHBOURS BEHIND ~ Covered front entry welcomes you and leads to a spacious foyer with tile flooring ~ Open concept main floor layout complemented by 13' coffered ceilings creates a feeling of spaciousness ~ The kitchen offers a functional layout and features an abundance of cabinets, ample granite counter space including an island with a raised eating bar, full tile backsplash, and stainless steel appliances ~ Easily host a large gathering in the dining room with large west facing windows and garden door access to the deck with a gas line for your BBQ or patio heater ~ More large windows in the living room allowing for tons of natural light ~ 2 main floor bedrooms are both a generous size and are separated by a 4 piece bathroom ~ Open staircase overlooks the main floor and leads to a sitting area ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a dual sided fireplace, a spa like ensuite with dual sinks, a walk in shower and soaker tub, plus a generous size walk in closet ~ Laundry is also located on the upper level and offers built in shelving ~ The fully developed basement with large above grade windows offers a huge family room with a wet bar, 4th bedroom, 3 piece bathroom and additional space for storage ~ Other great features include; Central air conditioning, in floor heating, central vacuum, non smoking, pet free home, custom blinds throughout ~ Double attached garage is insulated, finished with drywall and has two overhead doors ~ The west facing backyard is landscaped, fully fenced with vinyl fencing and has no neighbours behind ~ Located close to schools, parks, walking trails and shopping with easy access to the highway.