



5007 35 Street
Sylvan Lake, Alberta

MLS # A2126681



\$999,000

Division:	Cottage Area		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,827 sq.ft.	Age:	2020 (4 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Private, See Remarks		

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

Inclusions: n/a

PRICE REDUCED! Step into luxury living at the Luxe Lake House, nestled in the picturesque setting of Sylvan Lake. Boasting a prime location just steps away from the sandy shores of the beach and within walking distance to an array of restaurants, cozy patios, and the lush greenery of Centennial Park, this custom-built home sets the stage for unforgettable experiences. Designed for both relaxation and entertainment, the property features two expansive lounging decks, ensuring you catch sun rays throughout the day. Ascend to the upper deck, where a full outdoor kitchen awaits, complemented by a cozy gas fire lounge sectional, perfect for hosting al fresco gatherings or savoring tranquil evenings under the stars. Meanwhile, the lower tier beckons with a putting green, offering opportunities for leisurely recreation, followed by the warmth and camaraderie of a bonfire as night falls. Inside, this meticulously crafted home spans just over 2800 square feet of living space, offering five bedrooms thoughtfully arranged to provide comfort and privacy. The fully finished legal suite presents an enticing opportunity for additional income potential or hosting guests in style. Luxurious finishes grace every corner, with a particular highlight being the stunning kitchen adorned with quartz countertops and a spacious island, setting the stage for culinary delights and lively conversation. Sylvan Lake stands as a highly sought-after locale, known for its pristine natural beauty and vibrant community spirit. With quick access to the highway, convenience meets serenity in this desirable area, making it a place you'll be proud to call home. Discover the epitome of lakeside living at the Luxe Lake House, where every detail has been crafted to elevate your lifestyle to new heights.