



GRASSROOTS
REALTY GROUP

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**15 Pritchard Close
Sylvan Lake, Alberta**

MLS # A2132440



\$553,900

Division:	Pierview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,742 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Wedge Shaped Lot, Sloped Down		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed

QUICK POSSESSION Nestled in the established Pierview neighborhood, this stunning family home offers the perfect blend of Scandinavian-inspired design, comfort, and functionality. From the moment you step inside, you'll be greeted by soaring VAULTED CEILINGS in the living room featuring an electric FIREPLACE creating an inviting and spacious atmosphere. Natural light floods the home through numerous large windows, accentuating the beautiful HARDWOOD FLOORS, which were tastefully replaced in 2017. The main level features a dining living room with a 2ND GAS FIREPLACE, creating a nice ambience for dinners in. Enjoy the 2023 FULLY RENOVATED KITCHEN boasting clean lines, minimalist charm, and ample storage space. Retreat to the oversized master bedroom, boasting a luxurious 4-piece ensuite and a HUGE WALK-IN CLOSET. The basement offers additional living space, including a 4TH BEDROOM with a convenient 3-piece ensuite and UNDERFLOOR HEATING for year-round comfort. Updates abound throughout the home, including replaced HOT water tank, a NEW FURNACE, and CENTRAL AIR CONDITIONING unit in 2018. Top-down/bottom-up CORDLESS BLINDS adorn the upper levels, offering both privacy and natural light control. The lower level received an update in 2012 and features a rough-in for central vacuum for added convenience. Outside, the fully fenced slightly PIE SHAPED LOT beckons with mature trees, a large storage shed, a deck, and a patio area, perfect for outdoor entertaining and relaxation amidst a Scandinavian-inspired landscape. Don't miss the opportunity to make this beautiful family home your own. Schedule a showing today and experience the serene Scandinavian charm Pierview has to offer!

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