



**35 Bardwell Way**  
**Sylvan Lake, Alberta**

**MLS # A2133230**



**\$539,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Beacon Hill   |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | Modified Bi-Level   |               |                  |
| <b>Size:</b>     | 1,459 sq.ft.  | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street |               |                  |
| <b>Lot Size:</b> | 0.11 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Interior Lot                            |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl                             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R1A |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -   |

**Features:** Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

**FULLY FINISHED WALKOUT | BRAND NEW CONSTRUCTION | OCTOBER POSSESSION** - Situated in sought after Beacon Hill and only steps away from parks, playgrounds and schools, this walk-out modified bi-level could be your family's next home! The Brixton is a best selling 1459 sq ft plan with many features you're sure to love such as a large front foyer with soaring ceilings, vinyl plank flooring, 9' ceilings on the main floor, and large windows to fill this home with natural light. The spacious kitchen offers raised cabinetry, stainless steel appliances, quartz countertops, a large island with eating bar, and a walk in pantry. The adjacent eating area opens up to the back deck and yard through sliding garden doors, and the huge living room will easily accommodate gatherings with friends and family. Down the hall is a huge bedroom, 4 pce main bathroom, and convenient main floor laundry. The master bedroom above the garage is a private oasis to unwind in, offering a spacious walk in closet and 4 pce ensuite with linen storage. Heading downstairs to the fully finished walkout basement you'll find a massive family room that is great for movie nights, or could be the perfect play space for your kids. Two more bedrooms and a 4 pce bathroom finish off the development. Allowances can be provided for blinds, landscaping, and a washer and dryer through the builders suppliers to make this a completely move-in ready package. Poured concrete front driveway, front sod, and rear topsoil are included in the price and will be completed as weather permits. GST is already included in the purchase price, and 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed. This home has an estimated completion date of mid to late October 2024. Photos and renderings are examples from a similar home built previously and do not

necessarily reflect the finishes and colours used in this home.