



**6 William Close
Sylvan Lake, Alberta**

MLS # A2140672



\$659,900

Division:	Willow Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,296 sq.ft.	Age:	2002 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, RV Access/Parking, Tr		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Lawn, Landscaped, Many Trees,		

Heating:	In Floor, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your dream home! This stunning 2-story house offers everything you need and more. With five spacious bedrooms and three and a half luxurious bathrooms, it's perfect for family living and entertaining guests. The prime location, just a short walk to the serene lake, provides picturesque views and ample recreational activities. Step inside to find a modern interior with new flooring and fresh paint throughout. The large kitchen is a chef's delight, featuring a substantial island with seating and plenty of storage. Adjacent to the kitchen is a convenient mudroom, perfect for keeping things organized, and a main floor office, ideal for remote work or study. The walkout basement offers an ideal space for extra living, a home gym, or a play area, while the media room brings the cinema experience to your home for perfect movie nights. Situated on a pie-shaped lot in a quiet neighborhood, this home boasts a large, private backyard with plenty of space. The property features a three-car garage and additional RV parking, ensuring ample parking for all your vehicles and toys. The fully landscaped yard includes beautiful rock from Rundle Mountain, adding a touch of nature, and a built-in fire pit for cozy evenings outdoors. During the summer, enjoy the above-ground pool and stay cool with the home's air conditioning. With R5 zoning, there is potential to suite the basement for extended family or as a mortgage helper, offering even more flexibility and value. Don't miss the opportunity to own this fantastic property located on a close in a quiet neighborhood! Book today to schedule a viewing and make this house your new home.