



12 Liberty Place
Sylvan Lake, Alberta

MLS # A2142217



\$1,189,000

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|------------------|---|---------------|-------------------|
| Division: | Lakeway Landing | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,875 sq.ft. | Age: | 2006 (18 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Heated Garage, Oversized | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Many Tr | | |

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| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Slate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stucco | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: garage cabinets, shuffleboard and accessories

Welcome to this absolutely stunning and extensively renovated bungalow! This home has just been renovated with over \$250,000 spent! From the moment you lay eyes on this house, you know it has been lovingly cared for, and not a detail has been missed. From the gorgeous exterior and high end stonework to the beautiful landscaping, and also the stunning interior, you will be wowed! Landscaping has been upgraded with \$25,000 spent on a new retaining wall and gardens and updating the underground system with rain sensors and a new panel. As you enter the home, you will not believe the beautiful 14 foot ceilings and custom wood beams! The Expansive main floor is fresh and airy, with a beautiful open floor plan! New quartz countertops, high end appliances, pantry with built-in coffee bar, loads of counter and cupboard space! The spacious dining room will lead you outside to the amazing Suncoast sunroom with moving screens and louvres so you can adjust to whatever you like! Sit on your back deck and watch nature, the pond, and the green space and the sounds of summer. Back inside, the floor to ceiling stone fireplace in the living room, is absolutely a showpiece! Neutral colours throughout and custom window coverings add a rich and cosy feeling. The Primary suite is pure luxury! Large bedroom area with tray ceiling, the en suite is absolutely incredible with an organic spa feeling. Upgraded 10 mm glass shower, double sinks, and lots of natural light. The biggest surprise in the primary suite is the second Suncoast sunroom. It's just a private oasis where you can enjoy the sun all year-round! Upstairs, there's a spacious office with built-in desk and storage. A powder room and a large laundry room finish off the main floor! The lower level features an elegant, curved staircase, a massive family room, game room with shuffleboard included! Wet bar with

upgraded leather granite, built-in media System and two very large bedrooms plus a bathroom. This gorgeous basement also features in-floor heat, making it such a cosy place to hang out. New high-efficiency furnace, water softener, air-conditioning. Everything has been updated and maintained beautifully. This house is absolutely immaculate! The oversized heated garage has professionally applied epoxy system on the floor and high end cabinetry. All new lighting and all new plumbing fixtures throughout the house as well! If you want to see pure luxury, comfort and perfection, book your showing today and make 12 Liberty Place your new oasis.