



GRASSROOTS
REALTY GROUP

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**46 Westwood Crescent
Sylvan Lake, Alberta**

MLS # A2145210



\$499,900

Division:	Westwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,324 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Insu		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Lawn, Landscaped, Level, Many Trees, Rect		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Dishwasher, Electric Stove, Hood Fan, Refrigerator, Window Coverings, Washer & Dryer, TV Mount in Living Room

This rare gem, a 1324 sq ft South-facing, walkout bungalow, is perfect for your growing family. Nestled on a peaceful crescent, it has loads of space with 4-bedrooms & 3-bathrooms. It is fully upgraded and showcases meticulous attention to detail. From the large entryway to the vaulted ceilings and perfect layout, this home will impress from top-to-bottom. The expansive kitchen boasts custom cabinetry, stainless steel appliances, a tiled backsplash, a corner pantry, and a large island with an eat-up bar, all overlooking the spacious dining room. Natural light floods the living room, featuring a cozy gas fireplace. The primary bedroom includes a generous walk-in closet and a full ensuite. Two additional bedrooms, a 4-piece bathroom, and main floor laundry add to the functional layout. Descend to the open-designed, fully-finished walkout basement, which offers a huge extra bedroom, a full bathroom, and a bright and expansive family room. The oversized garage is fully finished, offers ceiling storage and can accommodate all your toys. Enjoy outdoor living on the country-style front porch or the sunny, oversized deck both covered with high-end, maintenance-free decking. The fully landscaped and fenced yard is perfect for summer entertaining, kids, and pets (catio can stay or go). This home is conveniently close to parks, walking paths, and downtown, with easy access to highways 11 and 11A.