



**GRASSROOTS**  
REALTY GROUP

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**42 Lakeway Boulevard**  
**Sylvan Lake, Alberta**

**MLS # A2187519**



**\$790,000**

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,835 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.42 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Counters

**Inclusions:** NA

The exterior of this STUNNING TWO STORY features elements of warm wood, stone work, and textured earthy tones. Located in the lovely neighborhood of Lakeway Landing, backing on to a peaceful pond and walking trail. Easy access to Highway 11 and just a short stroll to several parks and two schools. The double attached garage is insulated and provides plenty of indoor parking. Once inside you will appreciate the various natural elements of this custom design. The vaulted ceilings will certainly catch your eye, along with the bold wood beams. Acacia hardwood floors welcome you inside and accent the staircase. A gorgeous gas fireplace is the focal point of the front room. The kitchen features warm maple cabinetry and gorgeous granite counter tops. The two islands are topped with butcher blocks and offer additional seating options. The beautiful glass garden door leads to the large deck and outdoor dining. Gathering to eat inside will also be a delight with sliding glass doors to include the sunroom. Stepping into this space is like escaping to your own personal chalet! Surrounded in natural wood walls, large windows, and the crackling of a wood stove. Laundry can also be found on this level for added convenience. Head up to the second floor to find the family zone. The spacious primary suite is home to a 4-piece bathroom and wonderful walk-in closet. Two additional bedrooms and a 4-piece bathroom provide accommodations for the whole family. The second level also boasts that beautiful hardwood. The walkout basement offers a fantastic family room with easy access to the backyard. Cuddle up for movie nights with the added comfort of under floor heating. This space lends itself to entertaining with the bonus of the beautiful wet bar. An additional bedroom and 3-piece bathroom is perfect for company or an older child. The exercise room could also make an

excellent home office or fifth bedroom. The backyard is fully fenced to allow the pets and kids to safely play. You will enjoy the warmth of the south-facing exposure or retreat to the shade on the expansive cement pad. Recent upgrades include new window treatments, new trim and railings, light fixtures and fresh paint, and recently replaced appliances. This beautiful home checks all the boxes! Schedule your showing today!