



GRASSROOTS
REALTY GROUP

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12 Liberty Place
Sylvan Lake, Alberta

MLS # A2190324



\$1,075,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,876 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Land		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: 2x Dishwasher (Kitchen/Bar), Garage Cabinets, shuffleboard & accessories, dartboard & dartboard accessories, Drawer Microwave, Shed, all black standing cabinets & hanging storeWALL shelving in garage

Nestled in one of Sylvan Lake's most sought-after communities, this exceptional home is a perfect blend of elegance and thoughtful design. Prepare to be amazed by this \$300,000+ fully renovated bungalow that seamlessly combines modern luxury with timeless charm. From the 14-foot ceilings and custom wood beams to the two Suncoast sunrooms overlooking serene green space, this home is a private oasis inside and out. Every detail, from the floor-to-ceiling stone fireplace to the spa-like primary suite, has been meticulously designed for comfort and sophistication. Step through the front door and prepare to be amazed by soaring 14-foot ceilings adorned with custom wood beams, creating a grand yet inviting atmosphere. The open-concept main floor is designed for both entertaining and everyday living, featuring brand-new quartz countertops, premium appliances, and a well-appointed pantry with a built-in coffee bar. Whether hosting guests or preparing a quiet meal, the expansive kitchen offers abundant workspace and storage. Flowing seamlessly from the dining area is an extraordinary Suncoast sunroom with motorized screens and adjustable louvers, allowing you to enjoy the outdoors in any season. From here, take in the serene views of the pond, lush greenery, and peaceful natural surroundings—one of the many perks of living in Sylvan Lake, where a balance of nature and modern convenience makes every day feel like a retreat. The living room is anchored by a striking floor-to-ceiling stone fireplace, a true showpiece that adds warmth and sophistication. Custom window coverings and a neutral color palette enhance the home's refined ambiance. The primary suite is a sanctuary of luxury, featuring a spacious bedroom with a tray ceiling, a spa-inspired ensuite with an upgraded 10mm glass shower,

double vanities, and ample natural light. Perhaps the most unique feature? A second private Suncoast sunroom, an exclusive retreat where you can bask in the sun all year round. Upstairs, a beautifully designed home office with built-in storage offers the perfect space for work or second main level bedroom. A powder room and a generous laundry room complete the main level. Descend the elegant curved staircase to the lower level, where entertainment and relaxation take center stage. A vast family room and game area—complete with shuffleboard—offer plenty of space for gatherings. A custom wet bar with leathered granite countertops, a built-in media system, and in-floor heating make this basement feel like an extension of the main living space rather than an afterthought. Two oversized bedrooms and a stylish full bath provide additional comfort for guests or family members. This is hands down, one of the best renovated homes in Sylvan Lake: SunCoast Enclosures: 2024, New Custom Exterior Doors & Custom Windows: 2022, Landscaping: 2023, High End Appliances: 2022, Updated Mechanical: 2022