



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**20 Lindsay Crescent
Sylvan Lake, Alberta**

MLS # A2201639



\$490,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,295 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Kitchen Island, Separate Entrance		

Inclusions: N/A

Located in the vibrant lake town of Sylvan Lake, this beautiful bi-level home offers a spacious and functional layout in a fantastic location. With schools and playgrounds nearby and just a short drive to shopping, restaurants, and the charming downtown, this home provides the perfect balance of convenience and lake-town living. The main floor boasts an open-concept design with large windows that fill the space with natural light. The living room features a cozy corner gas fireplace, while the dining area is surrounded by windows and offers direct access to a raised deck with great views. The kitchen is well-appointed with a center island and sit-up breakfast bar, a pantry, and plenty of counter space. This level also includes two bedrooms and a four-piece bathroom. A private staircase leads to the upper level, dedicated solely to the spacious primary bedroom. This retreat features a walk-in closet and a four-piece ensuite, providing a quiet and comfortable space to unwind. The walkout basement offers exceptional additional living space, including a large family room that easily accommodates a sectional and a pool table. A wet bar in the corner makes it perfect for entertaining. This level also includes another room that can be used as a bedroom or office, a four-piece bathroom, and direct access to the fenced backyard. The home is complete with a double attached garage, a double driveway for extra parking, and additional street parking. Just 15 minutes to Red Deer, this location offers easy access to everything you need while allowing you to enjoy all that Sylvan Lake has to offer, from swimming and boating in the summer to ice fishing in the winter. Call your realtor today to book your private viewing!