



GRASSROOTS
REALTY GROUP

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18 Lakeland Road
Sylvan Lake, Alberta

MLS # A2208564



\$699,900

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,250 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry, Storage		

Inclusions: tv in theatre room

Nestled in a serene neighborhood, in the most beautiful location, backing a greenspace and pond and trails, this stunning 3 bedroom home is more than just a place to live; it's a lifestyle waiting to be embraced. Imagine waking up each morning in a spacious primary suite, where sunlight dances through the windows, illuminating your personal retreat and if that isn't enough sunlight, move into the primary suite's own private sunroom. Also a 5pc ensuite bathroom with an oversized luxurious air jet tub with electronic control system to elevate your comfort. 2 additional bedrooms, 4pc bath with a natural skylight and large family room complete this upper level. The heart of the home, the main floor expansive living space, welcomes you from the large foyer seamlessly flowing into a gourmet kitchen equipped with modern appliances and ample counter space, along with sit up eating island, open to dining and living areas, so it's perfect for entertaining guests or catching up with family. Elegant living space with fireplace and front office/library filled with natural light, main floor laundry and 2pc bath complete this level. Head down to the walkout basement, here you will find a large family room, great sized games area all ready set up with the pool table (included), 4pc bath and a flex room with many options for use. Step out the door to the closed in sun room that overlooks the parklike backyard setting, this room is wired for a hot tub. Open the windows and take in the fresh breeze or keep them closed and stay cozy and warm. This home is air conditioned, has infloor heat and RO system. Fenced and landscaped yard, 3 car garage with included shelving for all your things. Recently painted in most areas of the home. This home is not just a property, it's a canvas for your family's memories.

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