



GRASSROOTS
REALTY GROUP

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16 Cottonwood Court
Sylvan Lake, Alberta

MLS # A2210542



\$479,999

Division:	Cottonwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,343 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Insulated, Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Blinds/Window Coverings

ABSOLUTELY PERFECT BUNGALOW WITH OVERSIZED ATTACHED GARAGE! This 1343 sqft plus fully finished bungalow is perfect for all Buyer's needs. Large enough for your growing family or nicely setup for the retired couple (with every room wheelchair accessible, ramp, and walk in jacuzzi tub). Enjoy the open design with upgrades throughout, including custom blinds, newer carpet, lino, hot water tank, furnace, and a/c. The living room boasts tons of natural light and a natural gas fireplace. Huge kitchen includes custom cabinets with pull out drawers, all appliances, and spacious dining area. 2 bedrooms including the master with ensuite and triple closet. The extra bedroom and full bathroom are perfect for guests or family. The large basement is fully finished with a huge family room, extra bedroom, and full bathroom. Tons of storage, space for games (shuffleboard included) and all water lines have been upgraded to PEX. New hot water tank in 2023. Attached, super sized garage is fully finished with speckled floor. Enjoy the fully landscaped yard with oversized deck, and finished fence. Quiet area close to schools and walking trails.