



GRASSROOTS
REALTY GROUP

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

5 Laurel Close Sylvan Lake, Alberta

MLS # A2212632



\$614,900

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,480 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

BEAUTIFUL 1480sqft WALKOUT BUNGALOW! SUPER CLEAN, 5 BEDROOM/3 BATHROOM HOME WITH OVERSIZED GARAGE, EXTRA LARGE CONCRETE PARKING PAD, IN A QUIET CLOSE This home has pride of ownership. The spacious tiled entry way is very appealing, revealing the vaulted ceiling design with tons of natural light and 2 skylights, gas fireplace, and rich hardwood flooring. The kitchen features tons of custom hickory cabinets with soft close doors, quartz countertops, eating bar in the island, tiled backsplash, all stainless steel appliances, and corner pantry....overlooking the large dining area. The large master bedroom has a full ensuite bathroom with shower, his and her's sinks, and walk in closet. Two more bedrooms, full 4 piece bathroom, and main floor laundry complete the main level, making it perfect for the growing family. Head downstairs and enjoy the in-floor heated basement featuring the large family room with wet bar, theatre room with raised seating, full bathroom, 2 more large bedrooms, and oversized utility and storage room. The oversized, fully finished, attached garage is perfect for all your vehicles and toys. Head out back through the walkout basement and enjoy the large deck and landscaped yard with parking for your trailer, boat or RV. Additional parking in front with the huge concrete pad. Air conditioned throughout, new engineered shingles (2024), hot water heater (2023) and new furnace. Close to schools, parks, trail system, and both highways. Perfect location that is close to schools, trails, Sylvan Lake Gulls Stadium, excellent access to both highways, dog park, and the list goes on.