

9 Leaside Crescent Sylvan Lake, Alberta

MLS # A2149345



\$669,900

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,013 sq.ft.	Age:	2010 (14 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed, Theatre Seating

Welcome to #9 Leaside Crescent, Sylvan Lake!! Nestled on one of Sylvan Lake's finest crescents, this rare 6 bedroom, 3.5 bathroom home has all of the features, functions and benefits that a family home needs! Upon entry, the main level greets you with a grand entry and a soaring floor to ceiling welcome! Move into the living area and enjoy the gas fireplace, with a floor to ceiling tiled surround, loads of natural light, and an open concept living space. The kitchen features newer SS appliances, quartz countertops, maple shaker cabinetry, a gorgeous sized dining area, and dual doors leading out to the expansive deck and large yard! Moving on in this fantastic layout, you will find a large 2 piece bathroom that doubles as the laundry room - more than enough space to take care of the family laundry! Just beyond that is the entrance to the basement, as well as the entrance to the oversized 24x25 garage with dual overhead doors! On the way upstairs you can enjoy that fantastic staircase up to the 3 bedrooms looking down below! The primary bedroom is huge and boasts a walk in closet, and a 5 piece ensuite - complete with dual vanities, custom tiled shower, and a large, corner soaker tub drenched in sunlight from the west! The basement features a large rec room, 2 more bedrooms, a 4 piece bathroom, and a theatre room with stadium seating! A perfect entertainment spot for the kids and their friends, or to watch the big game! This home also boasts in-floor heating in the basement, NG hookup out on the deck, central vac, a large deck, a beautiful stamped concrete slab in the yard, beautiful tile floor on the main level, large windows, and rear lane access with space to park the RV if need be! It is also conveniently located near hwy 11 for quick access for the commuters, and it is also close to all of the new development on the west side, including the Gulls Stadium! A great home,

in a great neighborhood, at a great price!